

| <b>EXPENDITURES, AS OF JULY 23, 2020, RELATED TO POTENTIAL STVR PROPERTIES IN TALLULAH FALLS, GA</b>   |  |                                     |                      |
|--|--|-------------------------------------|----------------------|
| <b>VENDOR/EMPLOYEE</b>   | <b>DESCRIPTION</b>   | <b>PG. #</b>                        | <b>AMOUNT</b>        |
| DAVID IRVIN  | TIME   | PER INTERNAL PR RECORDS             | \$ 33,615.39         |
| BRIAN IRVIN  | TIME   | PER INTERNAL PR RECORDS             | \$ 47,916.62         |
| MARCIA BROCK   | TIME   | PER INTERNAL PR RECORDS             | \$ 23,329.91         |
| RS FOUNTAIN  | TIME GRADING & CLEARING LAND   | PER INTERNAL PR RECORDS             | \$ 5,108.12          |
| BRIAN IRVIN  | COMPUTER/ACCESSORIES   | PP. 2-27                            | \$ 2,699.39          |
| LISA WILLIAMS  | TIME   | PER INTERNAL PR RECORDS             | \$ 2,800.00          |
| SHARMAN KIRBY  | TIME   | PER INTERNAL PR RECORDS             | \$ 520.00            |
| CAR/TRAVEL - DAVID IRVIN   | EXPENSES   | PER INTERNAL EXPENSE REPORT RECORDS | \$ 575.00            |
| CAR/TRAVEL - MARCIA BROCK  | EXPENSES   | PER INTERNAL EXPENSE REPORT RECORDS | \$ 325.00            |
| COMPANY VEHICLE - BRIAN IRVIN  | COMPANY VEHICLE  | PP. 28-30                           | \$ 34,346.75         |
| CAR/TRAVEL - BRIAN IRVIN   | EXPENSES   | PER INTERNAL EXPENSE REPORT RECORDS | \$ 1,542.45          |
| ANDERSON, TATE, AND CARR   | LEGAL FEES   | ●●●●●                               | \$ 38,483.50         |
| MADISON MCCRACKIN  | GRADING/ROAD/GRAVEL  | PP. 51-52                           | \$ 5,925.00          |
| EDDIE DAVIDSON   | SURVEYOR   | PP. 53-57                           | \$ 9,150.00          |
| RONNIE DAVIDSON  | DESIGN AND RENDERINGS  | PP. 58-61                           | \$ 13,950.00         |
| FOOTHILLS LAND DESIGN  | ENGINEERING/BUILDING PLANNING  | PP. 62-69                           | \$ 7,693.14          |
| TOWN OF TALLULAH FALLS   | PERMITS/APPLICATIONS   | PP. 70-74                           | \$ 1,124.72          |
| K AND W  | SOIL TESTS   | PP. 75-76                           | \$ 1,875.00          |
| TALLMAN ENVIRONMENTAL, INC.  | EPD REQUIRED ENDANGERED PLANT INSPECTION   | P. 77                               | \$ 1,600.00          |
| STREAMLINE VRS   | VACATION RENTAL SOFTWARE<br>***THIS SECTION ALSO INCLUDES CURRENT ONLINE LISTINGS & CUSTOMER RATINGS FOR STVR PROPERTIES MANAGED BY J & D IRVIN HOLDINGS, LLC                    | PP. 78-95                           | \$ 5,875.00          |
| J AND F LANDSCAPING  | TREE CUTTING   | PP. 96-104                          | \$ 4,052.50          |
| ATHENS Y CAMP  | STUMP REMOVAL  | PP. 105-106                         | \$ 5,600.00          |
| REEVES HARDWARE  | SUPPLIES   | PP. 107-109                         | \$ 1,049.94          |
| CAROL WALKER   | ATTORNEY FEES  | P. 110                              | \$ 650.00            |
| RS FOUNTAIN  | SUPPLIES AND TRAVEL EXPENSES   | PP. 111-112                         | \$ 93.60             |
| DENTONS US LLLP  | ZONING AND REAL ESTATE TRANSFERS   | ●●●●●                               | \$ 1,933.20          |
| LOTS 15, 16, 17, 18 - LAND PURCHASE & OTHER WORK PERFORMED RELATED TO DEVELOPMENT FOR STVR PURPOSES  | DEEDS, PROPERTY TAX ASSESSMENTS, REZONING APPLICATIONS, LAND DISTURBANCE PERMIT APPLICATIONS, EPD APPLICATIONS, SURVEYS, ENGINEERING SITE PLANS, BUILDING DRAWINGS & FLOOR PLANS | PP. 115-204                         | \$ 75,000.00         |
| LOTS 4, 17, 18, 18a, 19, 20, 20A, 21, 21A, 22A, 23, 24, AND 58 - LAND PURCHASE & OTHER WORK PERFORMED RELATED TO DEVELOPMENT FOR STVR PURPOSES | DEEDS, PROPERTY TAX ASSESSMENTS, LAND DISTURBANCE PERMIT APPLICATIONS, EPD APPLICATIONS, SURVEYS, ENGINEERING SITE PLANS, BUILDING DRAWINGS & FLOOR PLANS                        | PP. 205-237                         | \$ 325,000.00        |
| LOTS 36, 37, 38, 39, AND 40 - LAND PURCHASE & OTHER WORK PERFORMED RELATED TO DEVELOPMENT FOR STVR PURPOSES                                    | DEEDS, PROPERTY TAX ASSESSMENTS, REZONING APPLICATIONS, LAND DISTURBANCE PERMIT APPLICATIONS, EPD APPLICATIONS, SURVEYS, ENGINEERING SITE PLANS, BUILDING DRAWINGS & FLOOR PLANS | PP. 238-276                         | \$ 115,000.00        |
| LOT 56 - LAND PURCHASE & OTHER WORK PERFORMED RELATED TO DEVELOPMENT FOR STVR PURPOSES   | DEED, PROPERTY TAX ASSESSMENT, SURVEY, BUILDING DRAWINGS & FLOOR PLANS   | PP. 277-288                         | \$ 14,750.00         |
|  |  | <b>TOTAL</b>                        | <b>\$ 781,584.23</b> |

## CREDIT CARD (...8420)

# \$1,020.70

Sale

Jan 25, 2020  
Transaction date

Fry's Electronics  
Alpharetta, GA 30004

Jan 26, 2020  
Posted date

(678) 280-0550

Description FRY'S ELECTRONICS #32  
 Also known as Fry's Electronics  
 Method In person  
 Card number (...8420)  
 Category Shopping

### Rewards earned with this transaction

|   |       |
|---|-------|
| + 1 Point per \$1 earned on all purchases | 1,021 |
| <hr/>                                     |       |
| Total Points                              | 1,021 |

Transaction details may be preliminary or incomplete and may not match the transaction as it appears on your periodic statement, which is the official record of your account activity.





Store #: 32 Reg: 8 Rice, Michael J.  
 3065 Webb Road 188674  
 Milton, GA 30004  
 PHN: (678) 280-0550 FAX: (678) 280-0567  
 Inv. Date - Sat Jan 25 15:31:45 2020

Cust #: 31554445  
 irvin



**INVOICE#032-4493377**

MERCHANT: 172191055992 F301 M3

XXXXXXXXXXXX8420 VISA

WHATLEY/LAURA

SALE: \$1,020.70 04001D 20001048

Chip Read

Mode: Issuer

CHASE VISA

AID: A0000000031010

TVR: 0880008000

IAD: 06021203602000

TSI: E800

ARC: 00

CVM: 5E0000

9850665 Dell Insp15 35 1 @ 674.10  
 BX(SD) Dell i3580-7445BLK-PUS D2 T  
 15.6" Laptop With In Asc: 182886  
 Ci7-8565U Processor, 8GB  
 Memory, 1TB Hard Drive,  
 UPC: 884116315445  
 Ser: NA

1830169 SOFTWARE INSTA 1 @ 24.99  
 INSTALL SOFTWARE PACKAGE D4 N  
 INSTALL PRICE IS FOR Asc: 182886  
 EACH APPLICATION  
 INSTALLED

9672433 Microsoft 1 @ 249.99  
 Microsoft Office Home D3 T  
 and Business 2019 | 1  
 device, Windows 10  
 PC/Mac Key Card  
 UPC: 799366857075  
 VAN: \*\*\*\*\*362795

SUBTOTAL 949.08  
 SALES TAX @ 7.750% 71.62  
 TOTAL DUE 1,020.70

VISA XXXXXXXXXXXX8420 1,020.70

TOTAL TENDER 1,020.70

~~CHANGE DUE 0.00~~

ITEM COUNT 3  
 You saved \$74.90

You have purchased open item(s) returned



## CREDIT CARD (...8420)

# \$147.03

Sale

Jan 29, 2020  
Transaction date

Wal-Mart  
CORNELIA, GA 30531

Jan 30, 2020  
Posted date

(800) 925-6278

Description WM SUPERCENTER #1403  
 Also known as Wal-Mart Super Center  
 Method In person  
 Card number (...8420)  
 Category Groceries

### Rewards earned with this transaction

|   |     |
|---|-----|
| + 1 Point per \$1 earned on all purchases | 147 |
| <hr/>                                     |     |
| Total Points                              | 147 |

Transaction details may be preliminary or incomplete and may not match the transaction as it appears on your periodic statement, which is the official record of your account activity.

|  |               |
|--|---------------|
| Receipt Total:                                   | 147.03        |
| Less Personal Purchase (Including 7% tax):       | 5.86          |
| <hr/>  |               |
| <b>Total to be Reimbursed (Itemized Below):</b>  | <b>141.17</b> |
|  |               |
| USB Extension Cable                              | 6.88          |
| Blackweb 4-Port USB Hub                          | 19.97         |
| j5create USB to HDMI Adapter (1)                 | 29.88         |
| j5create USB to HDMI Adapter (2)                 | 29.88         |
| Onn Monitor/Laptop Stand                         | 16.88         |
| GE UltraPro 8-Outlet Power Strip Surge Protector | 28.44         |
| <hr/>  |               |
| Subtotal   | 131.93        |
| Tax (7%)   | 9.24          |
| <hr/>  |               |
| <b>Total to be Reimbursed</b>                    | <b>141.17</b> |



Onn Usb Extension Cable, Black, 6' Long  
**\$6.88**



Blackweb 4-Port USB 3.0 Hub  
**\$19.97**



j5create USB To HDMI Adapter  
**\$29.88**



j5create USB To HDMI Adapter  
**\$29.88**



Onn Monitor/Laptop Stand  
**\$16.88**



GE UltraPro 8-Outlet Power Strip Surge Protector, 8ft. Power Cord, 37870  
**\$28.44**

Receipt summary

|                    |                 |
|--------------------|-----------------|
| Subtotal (7 items) | \$137.41        |
| Tax                | \$9.62          |
| <b>Total</b>       | <b>\$147.03</b> |
| VISA               | \$147.03        |

## CREDIT CARD (...8420)

# \$322.10

Sale

Jan 29, 2020  
Transaction date

Wal-Mart  
CLAYTON, GA 30525

Jan 30, 2020  
Posted date

(800) 925-6278

Description WAL-MART #2753  
 Also known as Wal-Mart  
 Method In person  
 Card number (...8420)  
 Category Groceries

### Rewards earned with this transaction

|   |     |
|---|-----|
| + 1 Point per \$1 earned on all purchases | 322 |
| <hr/>                                     |     |
| Total Points                              | 322 |

Transaction details may be preliminary or incomplete and may not match the transaction as it appears on your periodic statement, which is the official record of your account activity.

|   |               |
|---|---------------|
| Receipt Total:                                  | 322.10        |
| Less Personal Purchase (Including 7% tax):      | 33.79         |
| <b>Total to be Reimbursed (Itemized Below):</b> | <b>288.31</b> |
| <hr/>   |               |
| Logitech K360 Wireless Keyboard                 | 19.88         |
| Onn 24" Monitor (1)                             | 89.00         |
| Onn 24" Monitor (2)                             | 89.00         |
| Onn Surge Protector                             | 9.88          |
| Onn HDMI to VGA Adapter                         | 16.88         |
| Logitech Wireless Mouse                         | 21.97         |
| Onn VGA Monitor Cable                           | 12.88         |
| Onn Mouse Pad                                   | 9.96          |
| <hr/>   |               |
| Subtotal  | 269.45        |
| Tax (7%)  | 18.86         |
| <b>Total to be Reimbursed</b>                   | <b>288.31</b> |

< Back

Store purchase

Jan 29th, 2020 | 14:05:21

13 items

\$322.10

Clayton Supercenter

1455 Highway 441 S

706-782-3039



Logitech K360 Wireless Keyboard for Windows, Black  
**\$19.88**



onn. 24" 1920x1080 VGA HDMI 60hz 14ms LED Slim Design Monitor  
**\$89.00**



onn. 24" 1920x1080 VGA HDMI 60hz 14ms LED Slim Design Monitor  
**\$89.00**



onn 4 Outlets & 2 USB Ports Surge Protector, White  
**\$9.88**



onn HDMI to VGA Adapter Connector  
**\$16.88**



Logitech Advanced Full Size Wireless Mouse  
**\$21.97**



Onn Vga Monitor Cable, Black, 6' Long  
**\$12.88**



Onn Memory Foam Mouse Mat  
**\$9.96**



▼ Pending (5)

Pending charges \$877.08 ⓘ

| Date        | Description       | Amount   |
|-------------|-------------------|----------|
| Feb 3, 2020 | JINYA RAMEN BAR   | \$18.81  |
|             | AMZN Mktp US      | \$697.91 |
|             | FSI*SCE&G PAYMENT | \$123.43 |



## Details for Order #113-8247830-3681864

[Print this page for your records.](#)

**Order Placed:** February 3, 2020

**Amazon.com order number:** 113-8247830-3681864

**Order Total: \$697.91**

### Shipped on February 3, 2020

| Items Ordered   | Price   |
|---|---------|
| 6 of: <i>Sabrent 4-Port USB 3.0 Hub with Individual Power Switches and LEDs (HB-UM43)</i><br>Sold by: Amazon.com Services LLC<br>Condition: New   | \$7.99  |
| 3 of: <i>AmazonBasics USB 3.0 Extension Cable - A-Male to A-Female Extender Cord - 3 .3 Feet (2 Pack)</i><br>Sold by: Amazon.com Services LLC<br>Condition: New   | \$9.93  |
| 5 of: <i>USB to HDMI Adapter, HD Audio Video Cable Converter, USB 3.0/2.0 to HDMI for Multiple Monitors 1080P, Compatible with Windows XP/7/8/8.1/10 (Not Support Mac, Linux, Vista, Chrome) (Silver)</i><br>Sold by: SunSky ( <a href="#">seller profile</a> )<br>Condition: New | \$16.99 |
| 5 of: <i>AmazonBasics 8-Outlet Power Strip Surge Protector   4,500 Joule, 6-Foot Cord</i><br>Sold by: Amazon.com Services LLC<br>Condition: New   | \$14.99 |
| 2 of: <i>AmazonBasics High-Speed HDMI Cable, 6 Feet, 3-Pack</i><br>Sold by: Amazon.com Services LLC<br>Condition: New   | \$13.49 |

#### Shipping Address:

Marcia Brock - North Georgia Foods, Inc.  
942 Tallulah Falls Scenic Loop  
Tallulah Falls, GA 30573  
United States

#### Shipping Speed:

One-Day Shipping

### Shipping now

| Items Ordered   | Price   |
|---|---------|
| 1 of: <i>Sceptre E225W-19203R 22" Ultra Thin 75Hz 1080p LED Monitor 2x HDMI VGA Build-in Speakers, Metallic Black 2018</i><br>Part 2 of 2 - <a href="#">Sceptre E225W-19203R 22" Ultra Thin 75Hz 1080p LED Monitor 2X HDMI VGA Build-in Speakers, Metallic Black 2018 &amp; AmazonBasics High-Speed 4K HDMI Cable, 6 Feet, 1-Pack</a><br>Sold by: Amazon.com Services LLC<br>Condition: New | \$79.22 |

#### Shipping Address:

Marcia Brock - North Georgia Foods, Inc.

942 Tallulah Falls Scenic Loop  
Tallulah Falls, GA 30573  
United States

**Shipping Speed:**  
One-Day Shipping

**Shipped on February 3, 2020**

**Items Ordered**

1 of: *AmazonBasics High-Speed 4K HDMI Cable - 6 Feet*

**Price**

\$6.00

Part 1 of 2 - [Sceptre E225W-19203R 22" Ultra Thin 75Hz 1080p LED Monitor 2X HDMI VGA Build-in Speakers, Metallic Black 2018 & AmazonBasics High-Speed 4K HDMI Cable, 6 Feet, 1-Pack](#)

Sold by: Amazon.com Services LLC

Condition: New

**Shipping Address:**

Marcia Brock - North Georgia Foods, Inc.  
942 Tallulah Falls Scenic Loop  
Tallulah Falls, GA 30573  
United States

**Shipping Speed:**  
One-Day Shipping

**Shipping now**

**Items Ordered**

4 of: *Sceptre 22 Inch 75Hz LED 1080p Full HD Monitor With HDMI VGA Ports, Build-in Speakers, Metal Black*

**Price**

\$76.99

Sold by: Amazon.com Services LLC

Condition: New

**Shipping Address:**

Marcia Brock - North Georgia Foods, Inc.  
942 Tallulah Falls Scenic Loop  
Tallulah Falls, GA 30573  
United States

**Shipping Speed:**  
One-Day Shipping

**Payment information**

**Payment Method:**

Visa | Last digits: 8420

Item(s) Subtotal: \$657.79

Shipping & Handling: \$0.00

-----

**Billing address**

Brian Irvin  
29 Craven Ave  
Charleston, SC 29407  
United States

Total before tax: \$657.79

Estimated tax to be collected: \$40.12

-----

**Grand Total: \$697.91**

▼ Pending (9)

Pending charges \$1,035.76 ⓘ

| Date        | Description          | Amount   |
|-------------|----------------------|----------|
| Feb 4, 2020 | WM SUPERCENTER #2753 | \$122.73 |

Store purchase  
Feb 4th, 2020 | 14:21:42

5 items  
**\$122.73**

**Clayton Supercenter**  
1455 Highway 441 S  
706-782-3039



Canon Pixma Ts8222 Blk Wireless Printer  
**\$89.00**



Onn High-Speed Transmission 4-Port 2.0 Technology Usb Hub, Black  
**\$9.88**



Uni-Ball 207 Retractable Micro Point Gel Pens, 4pk, Black  
**\$4.97**



Sharpie Fine Point Marker Set of 5  
**\$3.97**



Onn Usb Extension Cable, Black, 6' Long  
**\$6.88**

#### Receipt summary

|                    |                 |
|--------------------|-----------------|
| Subtotal (5 items) | \$114.70        |
| Tax                | \$8.03          |
| <b>Total</b>       | <b>\$122.73</b> |
| VISA               | \$122.73        |



### CREDIT CARD (...8420)

\$19.99

Sale

Feb 17, 2020  
Transaction date

NORTON NP  
(180) 072-1393

Feb 18, 2020  
Posted date

Description Norton \*NP263310814  
 Also known as NORTON NP  
 Method Online, mail or phone  
 Card number (...8420)  
 Category Shopping

Rewards earned with this transaction

|   |    |
|---|----|
| + 1 Point per \$1 earned on all purchases | 20 |
| <hr/>                                     |    |
| Total Points                              | 20 |

Transaction details may be preliminary or incomplete and may not match the transaction as it appears on your periodic statement, which is the official record of your account activity.

## CREDIT CARD (...8420)

\$38.89

Sale

Feb 18, 2020  
Transaction date

Amazon.com

Feb 19, 2020  
Posted date

Description AMZN Mktp US\*FY7NN0IG3  
[Show order history](#)  
 Also known as Amazon Marketplace  
 Method Online, mail or phone  
 Card number (...8420)  
 Category Shopping

### Rewards earned with this transaction

|   |    |
|---|----|
| + 1 Point per \$1 earned on all purchases | 39 |
| <hr/>                                     |    |
| Total Points                              | 39 |

Transaction details may be preliminary or incomplete and may not match the transaction as it appears on your periodic statement, which is the official record of your account activity.

## CREDIT CARD (...8420)

# \$116.67

Sale

Feb 23, 2020  
Transaction date

Amazon.com

Feb 24, 2020  
Posted date

Description AMZN Mktp US\*GI8W54893

Show order history

Also known as Amazon Marketplace

Method Online, mail or phone

Card number (...8420)

Category Shopping

### Rewards earned with this transaction

|   |     |
|---|-----|
| + 1 Point per \$1 earned on all purchases | 117 |
|---|-----|

|                     |            |
|---------------------|------------|
| <b>Total Points</b> | <b>117</b> |
|---------------------|------------|

Transaction details may be preliminary or incomplete and may not match the transaction as it appears on your periodic statement, which is the official record of your account activity.



## CREDIT CARD (...8420)

\$14.99

Sale

Mar 13, 2020  
Transaction dateAdobe  
(800) 833-6687Mar 15, 2020  
Posted date

This is a repeating charge.

Description ADOBE \*800-833-6687  
 Also known as Adobe  
 Method Online, mail or phone  
 Card number (...8420)  
 Category Shopping

## Rewards earned with this transaction

|   |    |
|---|----|
| + 1 Point per \$1 earned on all purchases | 15 |
|---|----|

|              |    |
|--------------|----|
| Total Points | 15 |
|--------------|----|

Transaction details may be preliminary or incomplete and may not match the transaction as it appears on your periodic statement, which is the official record of your account activity.

|            |  |   |         |
|------------|--|---|---------|
| 03/26/2020 | <b>WAL-MART #2753 CLAYTON GA</b><br><br>Transaction date: 03/25/2020<br>Card type: Visa<br>Transaction type: Purchases<br>Merchant description: GROCERY STORES,<br>SUPERMARKETS<br>Merchant information: CLAYTON , GA<br>Reference number: 3247<br>Merchant Name: <a href="#">?</a> WALMART <a href="#">Edit</a><br>Transaction Category: <a href="#">?</a> Groceries: Groceries <a href="#">Edit</a><br>Online Transaction: N<br><br><a href="#">Dispute this transaction</a> |  | \$40.40 |
|------------|--|---|---------|

\*Total CC charge includes personal purchases totaling \$24.48

|   |   |   |         |
|---|---|---|---------|
|  04/04/2020            | WAL-MART #2753 CLAYTON GA                 |  | \$71.28 |
| Transaction date:   | 04/03/2020                                |   |         |
| Card type:  | Visa                                      |   |         |
| Transaction type:   | Purchases                                 |   |         |
| Merchant description:   | GROCERY STORES,<br>SUPERMARKETS           |   |         |
| Merchant information:   | CLAYTON , GA                              |   |         |
| Reference number:   | 4136                                      |   |         |
| Merchant Name:         | WALMART <a href="#">Edit</a>              |   |         |
| Transaction Category:  | Groceries: Groceries <a href="#">Edit</a> |   |         |
| Online Transaction:   | N   |   |         |

\*Total charge includes personal purchases totaling \$13.86



CREDIT CARD (...8420)

\$14.99

Sale

Apr 13, 2020  
Transaction date

Apr 14, 2020  
Posted date

Adobe  
(800) 833-6687

Description ADOBE \*800-833-6687  
 Also known as Adobe  
 Method In person  
 Card number (...8420)  
 Category Shopping

Rewards earned with this transaction

|   |    |
|---|----|
| + 1 Point per \$1 earned on all purchases | 15 |
|---|----|

|              |    |
|--------------|----|
| Total Points | 15 |
|--------------|----|

Transaction details may be preliminary or incomplete and may not match the transaction as it appears on your periodic statement, which is the official record of your account activity.



CREDIT CARD (...8420)

\$14.99

Sale

May 13, 2020  
Transaction date

Adobe  
(800) 833-6687

May 14, 2020  
Posted date

Description ADOBE \*800-833-6687  
 Also known as Adobe  
 Method In person  
 Card number (...8420)  
 Category Shopping

Rewards earned with this transaction

|   |    |
|---|----|
| + 1 Point per \$1 earned on all purchases | 15 |
|---|----|

|              |    |
|--------------|----|
| Total Points | 15 |
|--------------|----|

Transaction details may be preliminary or incomplete and may not match the transaction as it appears on your periodic statement, which is the official record of your account activity.

\$14.99  
Sale



Jun 13, 2020  
Transaction date



Adobe  
(800) 833-6687

Jun 14, 2020  
Posted date

Description ADOBE \*800-833-6687

Also known as Adobe

Method In person

Card number (...8420)

Category Shopping

[Dispute transaction >](#)

|                     |  |  |                |
|---------------------|--|--|----------------|
| <p>▼ 06/17/2020</p> | <p><a href="#">QT 723 ATLANTA GA</a></p> <p>Transaction date: 06/15/2020</p> <p>Card type: Visa</p> <p>Transaction type: Purchases</p> <p>Merchant description: AUTOMATED FUEL DISPENSERS</p> <p>Merchant information: ATLANTA , GA</p> <p>Reference number: 9472</p> <p>Merchant Name: <a href="#">?</a> QUIKTRIP <a href="#">Edit</a></p> <p>Transaction Category: <a href="#">?</a> Transportation: Gasoline/Fuel <a href="#">Edit</a></p> <p>Online Transaction: N</p> |  | <p>\$41.38</p> |
|---------------------|--|--|----------------|

|   |  |   |         |
|---|--|---|---------|
|  06/24/2020            | QT 721 ATLANTA GA                                  |  | \$37.22 |
| Transaction date:   | 06/22/2020   |   |         |
| Card type:  | Visa   |   |         |
| Transaction type:   | Purchases  |   |         |
| Merchant description:   | AUTOMATED FUEL DISPENSERS                          |   |         |
| Merchant information:   | ATLANTA , GA                                       |   |         |
| Reference number:   | 2273   |   |         |
| Merchant Name:         | QUIKTRIP <a href="#">Edit</a>                      |   |         |
| Transaction Category:  | Transportation: Gasoline/Fuel <a href="#">Edit</a> |   |         |
| Online Transaction:   | N  |   |         |

\$75.58

Sale



Jun 24, 2020  
Transaction date

Jun 25, 2020  
Posted date



CANON DIRECT  
(631) 330-3000

Description CANON DIRECT

Also known as CANON DIRECT

Method Online, mail or phone

Card number (...8420)

Category Shopping

[See recent charges](#) ✓

[Dispute transaction](#) >

|   |  |   |         |
|---|--|---|---------|
| 06/27/2020  | RACETRAC455 00004556 CLAYTON GA                    |  | \$44.92 |
| Transaction date:   | 06/25/2020   |   |         |
| Card type:  | Visa   |   |         |
| Transaction type:   | Purchases  |   |         |
| Merchant description:   | AUTOMATED FUEL DISPENSERS                          |   |         |
| Merchant information:   | CLAYTON , GA                                       |   |         |
| Reference number:   | 1782   |   |         |
| Merchant Name:         | RACETRAC <a href="#">Edit</a>                      |   |         |
| Transaction Category:  | Transportation: Gasoline/Fuel <a href="#">Edit</a> |   |         |
| Online Transaction:   | N  |   |         |

\$14.99

Sale



Jun 27, 2020  
Transaction date



Adobe  
(408) 536-6000

Jun 28, 2020  
Posted date


Description ADOBE ACROPRO SUBS

Also known as Adobe

Method In person

Card number (...8420)

Category Shopping

[See recent charges](#) 

[Dispute transaction](#) 



|   |  |   |         |
|---|--|---|---------|
| 07/21/2020  | RACEWAY6949 20369492 LAVONIA GA                    |  | \$32.50 |
| Transaction date:   | 07/19/2020   |   |         |
| Card type:  | Visa   |   |         |
| Transaction type:   | Purchases  |   |         |
| Merchant description:   | AUTOMATED FUEL DISPENSERS                          |   |         |
| Merchant information:   | LAVONIA , GA                                       |   |         |
| Reference number:   | 2023   |   |         |
| Merchant Name:         | RACEWAY <a href="#">Edit</a>                       |   |         |
| Transaction Category:  | Transportation: Gasoline/Fuel <a href="#">Edit</a> |   |         |
| Online Transaction:   | N  |   |         |

\$29.15  
Sale



Jul 22, 2020  
Transaction date  
Jul 23, 2020  
Posted date



CANON DIRECT  
(631) 330-3000


Description CANON DIRECT

Also known as CANON DIRECT

Method Online, mail or phone

Card number (...8420)

Category Shopping

[See recent charges](#) 

[Dispute transaction](#) 

**bgh123@hotmail.com**

---

**From:** LISA WILLIAMS <williamslisa245@gmail.com>  
**Sent:** Thursday, February 06, 2020 6:46 PM  
**To:** Barbara Hargis  
**Subject:** Fwd: Buyers Order for 2019 Jeep Grand Cherokee  
**Attachments:** northgeorgiafoods.pdf

Sent from my iPhone

Begin forwarded message:

**From:** David Irvin <davidirvincpa@gmail.com>  
**Date:** February 6, 2020 at 5:34:04 PM EST  
**To:** Lisa Williams <williamslisa245@gmail.com>  
**Cc:** BRIAN IRVIN <brian.t.irvin@gmail.com>  
**Subject:** FW: Buyers Order for 2019 Jeep Grand Cherokee

Lisa,

Please cut a check out of NGF for this company Jeep for Brian and please add it to our insurance policy.

Thank you,  
David

---

**From:** Carolyn Simmons [mailto:csimmons@rabuncountybank.com]  
**Sent:** Thursday, February 06, 2020 4:54 PM  
**To:** DAVID IRVIN (davidirvincpa@gmail.com)  
**Subject:** FW: Buyers Order for 2019 Jeep Grand Cherokee

Hi David. Johnny asked me to forward this buyer's order over to you for payment. Thank you!

**Carolyn Simmons**  
Executive Secretary

Rabun County Bank  
P.O. Box 845  
121 Rickman Street

*Hayes of Baldwin*

| BUYER  | CO-BUYER                | Deal #:      | 34612                |
|--|-------------------------|--------------|----------------------|
| NORTH GEORGIA FOODS INC<br>942 TALLULAH GORGE LOOP<br>TALLULAH FALLS, GA 30573 |                         | Deal Type:   | Retail               |
| Cell #:  | (706) 491-9042          | Deal Date:   | 02/06/2020           |
| Email:   | DAVIDIRVANCPA@GMAIL.COM | Print Time:  | 03:59pm              |
|  |                         | Salesperson: | ANDREW STEVEN HARRIS |

| VEHICLE |                                     |          |                          |                   |          |
|---------|-------------------------------------|----------|--------------------------|-------------------|----------|
| New     | <input type="checkbox"/>            | Stock #: | Description:             | VIN:              | Mileage: |
| Used    | <input checked="" type="checkbox"/> | B3434    | 2019 JEEP GRAND CHEROKEE | 1C4RJEBG6KC776209 | 13,963   |
| Demo    | <input type="checkbox"/>            |          |                          |                   |          |

| TRADE |  |
|-------|--|
|       |  |

| AFTERMARKETS               |                |                                 |                     |
|----------------------------|----------------|---------------------------------|---------------------|
|                            |                | MSRP:                           | \$ 33,995.00        |
|                            |                | Discount:                       | \$ 2,200.00         |
|                            |                | <b>Sale Price:</b>              | <b>\$ 31,795.00</b> |
|                            |                | Total Financed Aftermarkets:    | \$ 0.00             |
|                            |                | Total Trade Allowance:          | \$ 0.00             |
|                            |                | <b>Trade Difference:</b>        | <b>\$ 31,795.00</b> |
|                            |                | Doc Fee:                        | \$ 349.00           |
|                            |                | State & Local Taxes:            | \$ 2,124.80         |
|                            |                | Total License and Fees:         | \$ 77.95            |
|                            |                | <b>Total Cash Price:</b>        | <b>\$ 34,346.75</b> |
|                            |                | Total Trade Payoff:             | \$ 0.00             |
| <b>Total Aftermarkets:</b> | <b>\$ 0.00</b> | <b>Delivered Price:</b>         | <b>\$ 34,346.75</b> |
|                            |                | Cash Down Payment + Deposit:    | \$ 0.00             |
|                            |                | <b>Sub Total:</b>               | <b>\$ 34,346.75</b> |
|                            |                | Service Agreement:              | \$ 0.00             |
|                            |                | Maintenance Agreement:          | \$ 0.00             |
|                            |                | GAP Insurance:                  | \$ 0.00             |
|                            |                | Credit Life, Accident & Health: | \$ 0.00             |
|                            |                | Other:                          | \$ 0.00             |
| Rate:                      |                | <b>Amount Financed:</b>         | <b>\$ 34,346.75</b> |
| Amount Financed:           | \$ 34,346.75   |                                 |                     |

184.99

X

Buyer

X

Dealer

VENDOR NAME: HAYES OF BALDWIN

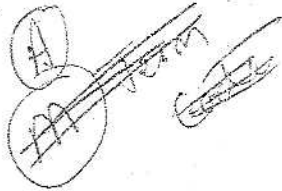
CHECK NUMBER 30 7992

| DATE     | INV. #   | DESCRIPTION            | ACCOUNT # | AMOUNT   | DISC | NET      |
|----------|----------|------------------------|-----------|----------|------|----------|
| 02-07-20 | 02/06/20 | 2019 JEEP GRAND CHEROK | 184.99    | 34346.75 | 0.00 | 34346.75 |

NET AMOUNT \$ 34,346.75



MADISON  
MCCRACKIN CONT, INC.  
350 MADISON LANE  
CLAYTON, GA.  
30525



# INVOICE

IRVIN PROPERTIES  
P.O. BOX 845  
CLAYTON, GA. 30525

**Invoice #** 000824  
**Invoice Date** 02/05/2019  
**Due Date** 02/05/2019

| Item | Description         | Unit Price | Quantity | Amount   |
|------|---------------------|------------|----------|----------|
|      | TRACKHOE            | 125.00     | 9.00     | 1,125.00 |
|      | DOZER               | 100.00     | 10.00    | 1,000.00 |
|      | SERGE ROCK          | 450.00     | 5.00     | 2,250.00 |
|      | #4 GRAVEL           | 400.00     | 2.00     | 800.00   |
|      | CRUSHER BASE GRAVEL | 375.00     | 2.00     | 750.00   |

NOTES: TALLULAH FALLS

|  |                    |            |
|--|--------------------|------------|
|  | <b>Subtotal</b>    | 5,925.00   |
|  | <b>Total</b>       | 5,925.00   |
|  | <b>Amount Paid</b> | 0.00       |
|  | <b>Balance Due</b> | \$5,925.00 |

BATTY LA CREEK BAPT. CHURCH

J+D H



DAVIDSON LAND SURVEYING, INC.

Eddie Davidson, RLS  
 328 Bridge St.  
 Clarksville, Ga. 30523  
 Email: eddie@dlsurveying.com

Invoice

|          |           |
|----------|-----------|
| Date     | Invoice # |
| 6/7/2019 | 14777     |

|   |
|---|
| Bill To   |
| Foothills Land Design<br>c/o James Irvin<br>164 Professional Park Dr.<br>Baldwin, Ga. 30511 |

B19022  
 Inv# 5096

|                         |               |            |
|-------------------------|---------------|------------|
| Project                 | Description   | Job Number |
| Tallulah Falls Lake Lot | Boundary/Topo | 2019-039   |

| DATE      | Item             | Description   | HRS | Rate    | Amount   |
|-----------|------------------|---|-----|---------|----------|
| 3/12/2019 | Research         | Deed Research   | 4   | 80.00   | 320.00   |
| 3/13/2019 | GPS-2            | 2 man GPS Crew  | 6   | 135.00  | 810.00   |
| 3/14/2019 | GPS-2            | 2 man GPS Crew  | 8   | 135.00  | 1,080.00 |
| 3/18/2019 | GPS-2            | 2 man GPS Crew  | 3   | 135.00  | 405.00   |
| 3/21/2019 | CAD Technician I | CAD Technician I  | 2.5 | 85.00   | 212.50   |
| 3/22/2019 | CAD Technician I | CAD Technician I  | 3   | 85.00   | 255.00   |
|           |                  | Additional survey for old T F Railroad right of way requested by Johnny & David Irvin |     |         |          |
| 3/27/2019 | CAD Technician I | CAD Technician I  | 1.5 | 85.00   | 127.50   |
| 3/28/2019 | CAD Technician I | CAD Technician I  | 1.5 | 85.00   | 127.50   |
| 3/29/2019 | CAD Technician I | CAD Technician I  | 2.5 | 85.00   | 212.50   |
|           | Deduction        | Deduction from invoice per quote of \$2,630   |     | -920.00 | -920.00  |

**Total** \$2,630.00

**Payments/Credits** \$0.00

**Balance Due** \$2,630.00

|              |
|--------------|
| Phone #      |
| 706-754-7498 |

7/17/19 PAY 1,315 NOW (50%)  
 PAY REMAINING 1,315 UPON APPROVAL PROCESS COMPLETION  
 LWR  
 TALL LAKE DEV.  
 - SURVEY  
 SLOTS SURVEY



DAVIDSON LAND SURVEYING, INC.

Eddie Davidson, RLS  
 328 Bridge St.  
 Clarkesville, Ga. 30523  
 Email: eddie@dlsurveying.com

Invoice

|          |           |
|----------|-----------|
| Date     | Invoice # |
| 6/7/2019 | 14778     |

|   |
|---|
| Bill To   |
| Foothills Land Design<br>c/o James Irvin<br>164 Professional Park Dr.<br>Baldwin, Ga. 30511 |

B19022

Inv# 5096

|                     |               |            |
|---------------------|---------------|------------|
| Project             | Description   | Job Number |
| Tallulah Falls Lots | Boundary/Topo | 2019-039-1 |

| DATE      | Item             | Description   | HRS | Rate    | Amount  |
|-----------|------------------|---|-----|---------|---------|
|           |                  | Johnny Irvin & David Irvin (Lots 36 - 40 per Tallulah Old Town Subdivision) |     |         |         |
| 3/12/2019 | Research         | Deed Research   | 2   | 80.00   | 160.00  |
| 3/27/2019 | GPS-2            | 2 man GPS Crew  | 2   | 135.00  | 270.00  |
| 3/28/2019 | GPS-2            | 2 man GPS Crew  | 5   | 135.00  | 675.00  |
| 3/29/2019 | GPS-2            | 2 man GPS Crew  | 3   | 135.00  | 405.00  |
| 4/19/2019 | CAD Technician I | CAD Technician I  | 5   | 85.00   | 425.00  |
| 4/27/2019 | CAD Technician I | CAD Technician I  | 2   | 85.00   | 170.00  |
|           | Deduction        | Deduction from Invoice per quote of \$1,870                                 |     | -235.00 | -235.00 |

|                         |            |
|-------------------------|------------|
| <b>Total</b>            | \$1,870.00 |
| <b>Payments/Credits</b> | \$0.00     |
| <b>Balance Due</b>      | \$1,870.00 |

|              |
|--------------|
| Phone #      |
| 706-754-7498 |

ADD WRITTEN LEGAL DESCRIPTION 2 HRS @ 85 = 255.00  
 7/17/19 RAY 1,065 NOW (50%) → 2,125.00  
 RAY REMAINING 1,060 UPON APPROVAL PROCESS COMPLETION  
 CC: L.W.  
 TALL LAKE CON. SURVEY SLOTS SURVEY

## DAVIDSON LAND SURVEYING, INC.

Eddie Davidson, RLS  
 328 Bridge St.  
 Clarkesville, Ga. 30523  
 Email: eddie@disurveying.com

## Invoice

| Date      | Invoice # |
|-----------|-----------|
| 8/16/2019 | 14802     |

|   |
|---|
| Bill To   |
| J & D Irvin Holdings, LLC<br>P. O. Box 219<br>Tallulah Falls, Ga. 30573 |

|                         |                  | Project  | Description   | Job Number |            |
|-------------------------|------------------|--|---------------|------------|------------|
|                         |                  | Tallulah Falls Lake Lot  | Boundary/Topo | 2019-039   |            |
| DATE                    | Item             | Description  | HRS           | Rate       | Amount     |
| 7/25/2019               | GPS-2            | ADDITIONAL SURVEYING & PLATTING FOR RE-ZONING PER ENVIRONMENTAL HEALTH REQUIREMENT<br>2 man GPS Crew Locate remaining part of Hickory Nut Man. Rd. for sewer design) | 4.5           | 150.00     | 675.00     |
| 7/26/2019               | CAD Technician I | CAD Technician I (Revise map per Environmental Health requirements for rezoning)   | 3.5           | 85.00      | 297.50     |
| 7/30/2019               | CAD Technician I | CAD Technician I (continue revising map per Environmental Health requirements for rezoning)  | 1.5           | 85.00      | 127.50     |
| <b>Total</b>            |                  |  |               |            | \$1,100.00 |
| <b>Payments/Credits</b> |                  |  |               |            | \$0.00     |
| <b>Balance Due</b>      |                  |  |               |            | \$1,100.00 |

|              |
|--------------|
| Phone #      |
| 706-754-7498 |

@ Eddie Davidson 8/16/19  
 S.K. Irvin, LLC

## DAVIDSON LAND SURVEYING, INC.

## Invoice

Eddie Davidson, RLS  
 328 Bridge St.  
 Clarkesville, Ga. 30523  
 Email:eddie@dlsurveying.com

| Date     | Invoice # |
|----------|-----------|
| 8/5/2020 | 14972     |

|   |
|---|
| Bill To   |
| J & D Irvin Holdings, LLC<br>P. O. Box 219<br>Tallulah Falls, Ga. 30573 |

|           |                  | Project  | Description            | Job Number |                   |
|-----------|------------------|--|------------------------|------------|-------------------|
|           |                  | Hickory Nut Mtn.   | Property Line recovery | 2020-074   |                   |
| DATE      | Item             | Description  | HRS                    | Rate       | Amount            |
| 5/8/2020  | GPS-2            | 2 man GPS Crew   | 4.5                    | 135.00     | 607.50            |
| 6/16/2020 | GPS-2            | 2 man GPS Crew   | 3.5                    | 135.00     | 472.50            |
| 6/24/2020 | 2-Man (Robotic)  | Field Crew -2 (Robotic Instrument)   | 8                      | 135.00     | 1,080.00          |
| 6/24/2020 | Research         | Deed Research  | 2.5                    | 80.00      | 200.00            |
| 6/30/2020 | CAD Technician I | CAD Technician I (work on plat)  | 3                      | 85.00      | 255.00            |
| 7/1/2020  | CAD Technician I | CAD Technician I (work on plat)  | 2                      | 85.00      | 170.00            |
| 7/6/2020  | CAD Technician I | CAD Technician I (work on plat)  | 4.5                    | 85.00      | 382.50            |
| 7/7/2020  | CAD Technician I | CAD Technician I (work on plat)  | 1.5                    | 85.00      | 127.50            |
| 8/3/2020  | CAD Technician I | CAD Technician I (revise subdivision map for addition of lot 22 purchase)                    | 3.5                    | 85.00      | <del>297.50</del> |
| 8/4/2020  | CAD Technician I | CAD Technician I (revise subdivision map for addition of lot 22 purchase)                    | 1.5                    | 85.00      | <del>127.50</del> |
| 8/5/2020  | GPS-2            | 2 man GPS Crew (set corner pins on a lots 17-21 & flag a portion of the side lines for each) | 6                      | 135.00     | <del>810.00</del> |

**Total** \$4,530.00

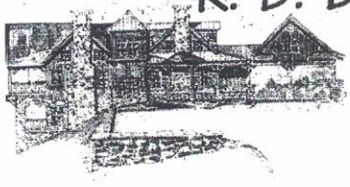
**Payments/Credits** \$0.00

**Balance Due** \$4,530.00

|              |
|--------------|
| Phone #      |
| 706-754-7498 |

Total for work performed  
 prior to 7/23/20: \$3,295.00

3,948 TO 4,536 SQ FT # 818,615



# R. D. Davidson Design, Inc.

3496 Old Historic 441  
P.O. Box 305  
Turnerville, GA 30580  
www.rddavidsondesign.com  
r.d.design@windstream.net

RONNY DAVIDSON

706-499-3203

## Invoice

DATE

3/12/2019

### BILL TO

JOHNNY AND ANN IRVIN

| DESCRIPTION          | HOURS | RATE   | AMOUNT   |
|----------------------|-------|--------|----------|
| PRELIMINARY DRAWINGS | 26.5  | 100.00 | 2,650.00 |

**Total**

**\$2,650.00**

070820  
14:18

J&D IRIVN HOLDINGS, LLC  
History Ledger  
01-01-00 - 07-31-20

59

070820  
Page 1

| Entry            | Date     | Invoice<br>Date Pd | PO Number<br>Check No | Reg | Description<br>Account                                | Due                     | Stat | Terms | Amount    |
|------------------|----------|--------------------|-----------------------|-----|---|-------------------------|------|-------|-----------|
| (RDDAVI)<br>Hist | 09-30-19 | 093019<br>09-30-19 |                       |     | R.D. DAVIDSON DESIGN, INC.<br>DRAWINGS-TALLULAH FALLS | (706)754-1254<br>161.02 |      | A     | 9500.00   |
| History Total    |          |                    |                       |     |   |                         |      |       | \$9500.00 |
| Total Debits     |          |                    |                       |     |   |                         |      |       | 0.00      |
| Total Credits    |          |                    |                       |     |   |                         |      |       | 0.00      |
| Total Of Ledger  |          |                    |                       |     |   |                         |      |       | \$0.00    |
| =====            |          |                    |                       |     |   |                         |      |       |           |


**R. D. Davidson Design, Inc.**

3496 Old Historic 441  
 P.O. Box 305  
 Turnerville, GA 30580  
[www.rddavidsondesign.com](http://www.rddavidsondesign.com)  
[r.d.design@windstream.net](mailto:r.d.design@windstream.net)

**Invoice**

DATE

9/25/2019

BILL TO  
 DAVID IRVIN

| DESCRIPTION   | HOURS | RATE   | AMOUNT   |
|---|-------|--------|----------|
| CONCEPTUAL DRAWINGS AND<br>WORKING DRAWINGS -<br>TALLULAH FALLS HOTEL | 95    | 100.00 | 9,500.00 |

**Total****\$9,500.00**



# R. D. Davidson Design, Inc.

3496 Old Historic 441  
 P.O. Box 305  
 Turnerville, GA 30580  
[www.rddavidsondesign.com](http://www.rddavidsondesign.com)  
[r.d.design@windstream.net](mailto:r.d.design@windstream.net)

## Invoice

DATE

8/15/2020

BILL TO

DAVID IRVIN

| DESCRIPTION                                    | HOURS | RATE   | AMOUNT   |
|--|-------|--------|----------|
| PRELIMINARY DRAWINGS FOR<br>HICKORY NUT CABINS |       |        |          |
| MAY 27   | 3     | 100.00 | 300.00   |
| JULY 1 - JULY 23                               | 15    | 100.00 | 1,500.00 |

**Total**

**\$1,800.00**

J&D IRIVN HOLDINGS, LLC  
History Ledger  
01-01-00 - 07-31-20

| Entry           | Date     | Invoice<br>Date Pd | PO Number<br>Check No Reg | Description<br>Account                   | Due | Stat | Terms | Amount    |
|-----------------|----------|--------------------|---------------------------|--|-----|------|-------|-----------|
| (FOOT )         |          |                    |                           | FOOTHILLS LAND DESIGN, LLC (706)778-0067 |     |      |       |           |
| Hist            | 05-23-19 | 052319             |                           | BUILDING PLANNING                        |     |      | M     |           |
|                 |          | 05-23-19           | 1463 A                    | 161.02 -412                              |     |      |       | 921.65 ✓  |
| Hist            | 07-18-19 | 071819             |                           | L/I SEPTIC SYSTEM DESIGN                 |     |      | M     |           |
|                 |          | 07-18-19           | 1486 A                    | 161.02 -356                              |     |      |       | 630.00 ✓  |
| Hist            | 09-09-19 | 090919             |                           | PROF SERV 6-15 TO 8/9/19                 |     |      | M     |           |
|                 |          | 09-09-19           | 1500 A                    | 161.02 -303                              |     |      |       | 2872.46 ✓ |
| Hist            | 10-14-19 | 101419             |                           | REVISED REZONING PLAN                    |     |      | M     |           |
|                 |          | 10-14-19           | 1516 A                    | 161.02 -268                              |     |      |       | 481.00 ✓  |
| Hist            | 01-13-20 | 011320             |                           | PROF SERV 9/21/19 - 12/6/19              |     |      | M     |           |
|                 |          | 01-13-20           | 1546 A                    | 161.02 -177                              |     |      |       | 105.00 ✓  |
| History Total   |          |                    |                           |  |     |      |       | \$5010.11 |
| 2               | 06-10-20 | 061020             |                           | PROF SERV PROJECT B19022.01              |     |      | M     |           |
|                 |          | 06-10-20           | 1583 A                    | 161.02 -28 PAID                          |     |      |       | 2683.03 ✓ |
| Vendor Total    |          |                    |                           |  |     |      |       | \$0.00    |
| Total Debits    |          |                    |                           |  |     |      |       | 0.00      |
| Total Credits   |          |                    |                           |  |     |      |       | 0.00      |
| Total Of Ledger |          |                    |                           |  |     |      |       | \$0.00    |
| =====           |          |                    |                           |  |     |      |       |           |



**Invoice**

**Foothills Land Design, LLC**  
164 Professional Drive  
Baldwin, GA 30511  
(706) 778-0067

Comp - need w-9 <sup>63</sup> - 1099 m.c.  
Corp - non needed  
contact employer id#  
20-4379945

May 10, 2019  
Project No: B19022.01  
Invoice No: 5062

J & D Irvin Holdings, LLC  
PO Box 219  
Tallulah Falls, GA 30573

Project: B19022.01 Irvin Holdings Townhomes

**Professional services from March 30, 2019 to May 3, 2019**

**Task: 01 Concept Plan and Meetings**

|                              | Hours            | Rate                       | Amount        |
|------------------------------|------------------|----------------------------|---------------|
| Professional Personnel       | -                | 80.00                      | -             |
| Professional Personnel       | 6.10             | 150.00                     | 915.00        |
| Totals                       | 6.10             |                            | <b>915.00</b> |
| <b>Reimbursable Expenses</b> |                  |                            |               |
| Reproductions                |                  |                            |               |
| All Service Printing         | 4 - 18x24 Copies |                            | 6.65          |
|                              |                  | <b>Total reimbursables</b> | <b>6.65</b>   |
|                              |                  | <b>Total this invoice</b>  | <b>921.65</b> |

161.08  
descriptor - brand

DBL

CC: L.W.  
J&D I H -  
TAL. LAKE LONG

Invoices are sent monthly based on work performed during the specified time period.  
Payments are due 30 days from the invoice date. Past due invoices are subject to a 1.5% monthly service charge.

jirvin@foothillsld.com

**Invoice**

**Foothills Land Design, LLC**  
164 Professional Drive  
Baldwin, GA 30511  
(706) 778-0067

June 21, 2019  
Project No: B19022.01  
Invoice No: 5096

J & D Irvin Holdings, LLC  
PO Box 219  
Tallulah Falls, GA 30573

Project: B19022.01 Irvin Holdings Townhomes

Professional services from May 4, 2019 to June 14, 2019

Task: 00 **Miscellaneous Hourly Services** (septic system design for townhomes)

|                        | Hours | Rate   | Amount |
|------------------------|-------|--------|--------|
| Professional Personnel |       | 80.00  | -      |
| Professional Personnel | 4.20  | 150.00 | 630.00 |
| Totals                 | 4.20  |        | 630.00 |

**Reimbursable Expenses**

Subconsultants

KW Soils

Davidson Land Surveying

Davidson Land Surveying

Level 3 Soil Analysis  
Boundary and Topo Survey  
Boundary and Topo Survey

*OK TO PAY DIRECT 7/17/19 - S.F.*

~~2,156.25~~  
~~3,024.50~~  
~~2,150.50~~

~~Total reimbursables 7,331.25~~

~~Total this invoice 7,961.25~~

630.00

Invoices are sent monthly based on work performed during the specified time period.  
Payments are due 30 days from the invoice date. Past due invoices are subject to a 1.5% monthly service charge.

*CC [Signature]*  
TAL LAKA ORV.  
SLOTS - SURVAY  
jirvin@foothillsld.com

ce

Foothills Land Design, LLC  
164 Professional Drive  
Baldwin, GA 30511  
(706) 778-0067

(K)

June 21, 2019  
Project No: B19022.01  
Invoice No: 5096

7/17/19 - PER SAMAS IRVIN CALL OK TO PAY KW SOILS AND DAVIDSON LAND SURVEYING DIRECT

J & D Irvin Holdings, LLC  
PO Box 219  
Tallulah Falls, GA 30573

Project: B19022.01 Irvin Holdings Townhomes

Professional services from May 4, 2019 to June 14, 2019

Task: 00 Miscellaneous Hourly Services (septic system design for townhomes)

| Professional Personnel | Hours | Rate   | Amount |
|------------------------|-------|--------|--------|
| Professional Personnel | 4.20  | 80.00  | -      |
|                        |       | 150.00 | 630.00 |
| Totals                 | 4.20  |        | 630.00 |

Reimbursable Expenses

Subconsultants

- KW Soils
- Davidson Land Surveying
- Davidson Land Surveying

Level 3 Soil Analysis  $1,875 \times 1.15 = 2,156.25$   
 Boundary and Topo Survey  $2,630 \times 1.15 = 3,024.50$   
 Boundary and Topo Survey  $1,890 \times 1.15 = 2,150.50$   
**Total reimbursables 7,331.25**

Total this invoice 7,961.25

(A) (PAY DIRECT)  
 7/17/19 - CALLED KERRIE DAVIDSON  
 PAY 1/2 NOW 1/2 AFTER PROCS COMPLETE OK PER KERRIE P.

NJM. 7/16/19

(A) 7/1/19 SAMAS IRVIN 706-778-0067(W) 404-379-1583(C) →  
 CALLED LORIE WILLIAMS TO E-MAIL ME BACK - VP FOR AMOUNTS BILLED  
 404-294-3919 (HARVEY HAD THEM SEND WHEN SAMAS GETS BACK.)

(B) ON DEV. PLAN HAS CITY OF T/F RATHER THAN GA. POWER  
 CITY OF T/F - SAMAS PER TAX MAP ALSO LINDA L PER TAX MAP - CITY OF T/F  
 CC. L.W. ✓

Invoices are sent monthly based on work performed during the specified time period. Payments are due 30 days from the invoice date. Past due invoices are subject to a 1.5% monthly service charge.

TAL LAKE ORG.  
 SLOTS - SURVAY ✓  
 jrvin@foothillsfd.com

**Invoice**

**Foothills Land Design, LLC**  
**164 Professional Drive**  
**Baldwin, GA 30511**  
**(706) 778-0067**

August 19, 2019  
 Project No: B19022.01  
 Invoice No: 5136

J & D Irvin Holdings, LLC  
 PO Box 219  
 Tallulah Falls, GA 30573

Project: B19022.01 Irvin Holdings Townhomes

**Professional services from June 15, 2019 to August 9, 2019**

**Task: 01 Concept Plan and Meetings**

|                        | <b>Hours</b> | <b>Rate</b> | <b>Amount</b>   |
|------------------------|--------------|-------------|-----------------|
| Professional Personnel | 17.30        | 80.00       | 1,384.00        |
| Professional Personnel | 9.80         | 150.00      | 1,470.00        |
| <b>Totals</b>          | <b>27:10</b> |             | <b>2,854.00</b> |

**Reimbursable Expenses**

Reproductions

All Service Printing

8 - 24x36 bond copies

17.72

All Service Printing

3 - 11x17 copies

0.74

**Total reimbursables 18.46**

**Total this invoice 2,872.46**

Invoices are sent monthly based on work performed during the specified time period.  
 Payments are due 30 days from the invoice date. Past due invoices are subject to a 1.5% monthly service charge.

J & D I H, LLC

jirvin@foothillslid.com

Invoice

**Foothills Land Design, LLC**  
**164 Professional Drive**  
**Baldwin, GA 30511**  
**(706) 778-0067**

September 27, 2019  
 Project No: B19022.01  
 Invoice No: 5182

J & D Irvin Holdings, LLC  
 PO Box 219  
 Tallulah Falls, GA 30573

Project: B19022.01 Irvin Holdings Townhomes

Professional services from August 10, 2019 to September 20, 2019

Task: 01 Concept Plan and Meetings (revised rezoning plan to include all tracts)

|                        | Hours | Rate   | Amount |
|------------------------|-------|--------|--------|
| Professional Personnel | 3.20  | 80.00  | 256.00 |
| Professional Personnel | 1.50  | 150.00 | 225.00 |
| Totals                 | 4.70  |        | 481.00 |

Total this invoice 481.00

161.02

CEP L.W.

Invoices are sent monthly based on work performed during the specified time period.  
 Payments are due 30 days from the invoice date. Past due invoices are subject to a 1.5% monthly service charge.

jirvin@foothillsld.com

**Invoice**

**Foothills Land Design, LLC**  
**164 Professional Drive**  
**Baldwin, GA 30511**  
**(706) 778-0067**

December 13, 2019  
 Project No: B19022.01  
 Invoice No: 5275

J & D Irvin Holdings, LLC  
 PO Box 219  
 Tallulah Falls, GA 30573

Project: B19022.01 Irvin Holdings Townhomes

**Professional services from September 21, 2019 to December 6, 2019**

**Task: 00** Miscellaneous Hourly Services (drawing for Tallulah Falls land disturbance permit)

|                           | Hours | Rate   | Amount        |
|---------------------------|-------|--------|---------------|
| Professional Personnel    | -     | 80.00  | -             |
| Professional Personnel    | 0.70  | 150.00 | 105.00        |
| Totals                    | 0.70  |        | 105.00        |
| <b>Total this invoice</b> |       |        | <b>105.00</b> |

106.02

Invoices are sent monthly based on work performed during the specified time period.  
 Payments are due 30 days from the invoice date. Past due invoices are subject to a 1.5% monthly service charge.

*J & D IRVIN*  
 jirvin@foothillsld.com

**Invoice**

**Foothills Land Design, LLC**  
**164 Professional Drive**  
**Baldwin, GA 30511**  
**(706) 778-0067**

June 5, 2020  
 Project No: B19022.01  
 Invoice No: 5407

J & D Irvin Holdings, LLC  
 PO Box 219  
 Tallulah Falls, GA 30573

Project: B19022.01 Irvin Holdings Townhomes

**Professional services from April 16, 2020 to May 31, 2020**

**Task: 02 Streambuffer Variance**

|                        | <b>Hours</b> | <b>Rate</b> | <b>Amount</b>   |
|------------------------|--------------|-------------|-----------------|
| Professional Personnel | 19.80        | 80.00       | 1,584.00        |
| Professional Personnel | 7.10         | 150.00      | 1,065.00        |
| <b>Totals</b>          | <b>26.90</b> |             | <b>2,649.00</b> |

**Reimbursable Expenses**

|                      |                         |                            |              |
|----------------------|-------------------------|----------------------------|--------------|
| Postage              |                         |                            |              |
| UPS                  | Shipping to Georiga EPD |                            | 16.31        |
| Reproductions        |                         |                            |              |
| All Service Printing | 8 - 24x36 Copies        |                            | 17.72        |
|                      |                         | <b>Total reimbursables</b> | <b>34.03</b> |

**Total this invoice 2,683.03**

161.02

J & D I. HOLDINGS

CC: L, W,

TAL. LAND DESIGN, LLC

jirvin@foothillsld.com

Invoices are sent monthly based on work performed during the specified time period.  
 Payments are due 30 days from the invoice date. Past due invoices are subject to a 1.5% monthly service charge.

070820  
14:21

J&D IRIVN HOLDINGS, LLC  
History Ledger  
01-01-00 - 07-31-20

70  
070820  
Page 1

| Entry                  | Date     | Invoice Date | PO Number | Description                  | Due | Stat | Terms | Amount    |
|------------------------|----------|--------------|-----------|------------------------------|-----|------|-------|-----------|
| (TOWTAL)               |          |              |           |                              |     |      |       |           |
| TOWN OF TALLULAH FALLS |          |              |           |                              |     |      |       |           |
| Hist                   | 10-04-16 | 100416       |           | 2016 PROPERTY TAX            |     |      | A     |           |
|                        |          | 10-04-16     | 1007      | 402.25 -1373                 |     |      |       | 120.00 X  |
| Hist                   | 09-25-17 | 092517       |           | 2017 PROP TAX                |     |      | A     |           |
|                        |          | 09-25-17     | 1197      | 866.02 -1017                 |     |      |       | 120.00 X  |
| Hist                   | 11-12-18 | 111218       |           | 2018 PROPERTY TAX T FALL LOT |     |      | A     |           |
|                        |          | 11-12-18     | 1377      | 866.02 -604                  |     |      |       | 117.36 X  |
| Hist                   | 07-09-19 | 070919       |           | REZONING APPLICATION         |     |      | A     |           |
|                        |          | 07-09-19     | 1477      | 161.02 -365                  |     |      |       | 500.00 ✓  |
| Hist                   | 10-28-19 | 102819       |           | PROPERTY TAX                 |     |      | A     |           |
|                        |          | 10-28-19     | 1524      | 866.02 -254                  |     |      |       | 117.36 X  |
| Hist                   | 12-18-19 | 121819       |           | LAND DISTURBING PERMIT       |     |      | A     |           |
|                        |          | 12-18-19     | 1542      | 161.02 -203                  |     |      |       | 75.00 ✓   |
| History Total          |          |              |           |                              |     |      |       | \$1049.72 |
| 1                      | 06-10-20 | 061020       |           | LAND DISTURBANCE PERMIT      |     |      | A     |           |
|                        |          | 06-10-20     | 1585      | 161.02 -28 PAID              |     |      |       | 75.00     |
| Vendor Total           |          |              |           |                              |     |      |       | \$0.00    |
| Total Debits           |          |              |           |                              |     |      |       | 0.00      |
| Total Credits          |          |              |           |                              |     |      |       | 0.00      |
| Total Of Ledger        |          |              |           |                              |     |      |       | \$0.00    |
| =====                  |          |              |           |                              |     |      |       |           |





## TOWN OF TALLULAH FALLS

### REZONING APPLICATION

The application and all required documents must be complete and fees must be paid or the application will not be accepted.

Documents, exhibits and fees required at the time of application submittal:

1. Application Form (signed and notarized)
2. Disclosure of Campaign Contributions Form
3. A letter of intent which describes:
  - a. General characteristics of the proposed development
  - b. The existing use and zoning of nearby property
  - c. The zoning history of the subject property
  - d. The length of time the property has been vacant (if developed)
  - e. The impact on existing streets, utilities or other public facilities
  - f. Any background information in support of such application
  - g. Any other information deemed pertinent by the applicant.
4. Typed, metes and bounds Legal Description
5. Boundary survey (sealed by a Registered Land Surveyor)
6. Property tax verification
7. Site Plan/Rezoning Exhibit: Provide one 11"x 17" copy and six full size copies:
  - a. Prepared by a Registered Land Surveyor, Professional Engineer or Landscape Architect
  - b. Drawn to scale
  - c. Show property line data (metes and bounds) as well as existing infrastructure and existing site conditions, including:
    - i. Existing structures
    - ii. Full width of existing streets, right-of-ways and intersecting streets
    - iii. Streams, stream buffers and impervious setbacks
    - iv. Flood hazard zones (reference source of data)
    - v. A vicinity map
  - d. Show proposed improvements, including:
    - i. Proposed buildings, setbacks and buffers
    - ii. Proposed streets, ingress/egress, driveways and parking
8. Application Fee:
  - a. Payment of \$500.00 may be made in cash or check. Please make checks payable to the Town of Tallulah Falls.

HANDS  
(EDDIE  
DAVIDSON)





# Town of Tallulah Falls

Incorporated 1885

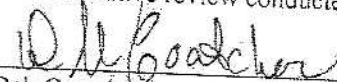
December 11, 2019

David and Johnny Irvin  
J & D Holdings, LLC  
P.O. Box 219  
Tallulah Falls, GA 30573

The land disturbing permit requested will be approved upon the receipt and acknowledgement of the following items:

1. Land Disturbance will be limited to light grading and establishment of permanent ground cover. No excavation or filling will be allowed without obtaining a building permit. Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures using best management practices prior to the start of any land disturbing activities. Erosion Control Measures shall be maintained until permanent ground cover is established.
2. Steps were mentioned verbally. If constructing steps, a drawing shown on the site plan along with construction plans must be submitted and included in the project description. Steps must adhere to the International Building Code.
3. A permit fee of \$75.00 is due and payable to the Town of Tallulah Falls prior to approval of the land disturbing permit.
4. Per Tallulah Falls code, no building, structure or sign, except as specifically exempted by these regulations, shall be erected, moved, extended, enlarged or structurally altered, nor shall any excavation or filling of any lot for the construction of any building be commenced until the zoning administrative officer has issued a building permit for such work in conformity with the provisions of these regulations. (In other words, if there is any plan to build on this property, a building permit is required to do any excavation or filing.)
5. Any project on a residential lot involving less than one (1) acre of discharges of stormwater associated with minor land disturbing activities which result in minor soil erosion, conducted outside of the 25 foot buffer along the banks of all State waters requiring a buffer and outside of the 50 foot buffer along the banks of all State waters classified as 'trout streams' requiring a buffer, on individual residential lots sold to homeowners where all planned construction activities on that lot have been completed may not be required to obtain a permit from EPD. It is the property owner's responsibility to make sure that all State requirements are met. Caroline Dalis, Environmental Specialist with the Georgia Department of Natural Resources Environmental Protection Division can be reached at (404) 561-2774 or [caroline.dalis@dnr.ga.gov](mailto:caroline.dalis@dnr.ga.gov). EPD will be the enforcer of all violations of the Georgia Water Quality Control Act and the Manual for Erosion and Sediment Control in Georgia published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted.

Administrative review conducted by Zoning Administrators below:

  
Deb Goatcher

  
Linda Lapeyrouse

10/1/02

255 Main Street  
P. O. Box 56  
Tallulah Falls, GA 30573

Office (706) 754-6040  
Fax (866) 804-0804  
[www.tallulahfallsga.gov](http://www.tallulahfallsga.gov)

Town Of Tallulah Falls  
PO Box 56  
Tallulah Falls, GA 30573

# Sales Receipt

|           |          |
|-----------|----------|
| Date      | Sale No. |
| 6/10/2020 | 1231     |

|   |
|---|
| <b>Sold To</b>  |
| J & D Irvin Holdings, LLC<br>PO Box 219<br>Tallulah Falls, GA 30573 |

|           |                |         |
|-----------|----------------|---------|
| Check No. | Payment Method | Project |
|           | Check          |         |

| Description   | Qty | Rate  | Amount  |
|---|-----|-------|---------|
| Land Disturbing Permit 101A 00B including Lots 17, 18, 18A, 19, 20 20A, 21, 21A |     | 75.00 | 75.00   |
| <b>Total</b>  |     |       | \$75.00 |

Town Of Tallulah Falls

PO Box 56  
Tallulah Falls, GA 30573

# Sales Receipt

|           |          |
|-----------|----------|
| Date      | Sale No. |
| 6/10/2020 | 1232     |

|              |
|--------------|
| Sold To      |
| Marcia Brock |

|           |                |         |
|-----------|----------------|---------|
| Check No. | Payment Method | Project |
| 163       |                |         |

| Description  | Qty | Rate  | Amount  |
|--|-----|-------|---------|
| Land Disturbing Permit 101A 00C including Lots 22A, 23, 34 |     | 75.00 | 75.00   |
| <b>Total</b>   |     |       | \$75.00 |

070820  
14:26

J&D IRIVN HOLDINGS, LLC  
History Ledger  
01-01-00 - 07-31-20

75  
070820  
Page 1

| Entry           | Date     | Invoice<br>Date Pd | PO Number<br>Check No | Description<br>Reg Account           | Due | Stat | Terms | Amount    |
|-----------------|----------|--------------------|-----------------------|--------------------------------------|-----|------|-------|-----------|
| (KWSOIL)        |          |                    |                       | (706)776-5828                        |     |      |       |           |
| Hist            | 07-18-19 | 071819<br>07-18-19 | 1487                  | A L/I - SOIL ANALYSIS<br>161.02 -356 |     |      | A     | 1875.00   |
| History Total   |          |                    |                       |                                      |     |      |       | \$1875.00 |
| Total Debits    |          |                    |                       |                                      |     |      |       | 0.00      |
| Total Credits   |          |                    |                       |                                      |     |      |       | 0.00      |
| Total Of Ledger |          |                    |                       |                                      |     |      |       | \$0.00    |
| =====           |          |                    |                       |                                      |     |      |       |           |

*gbe 85.00*

# K W SOILS LLC.

164 PROFESSIONAL PARK DRIVE  
BALDWIN, GA 30511  
OFFICE: (706) 776-5828  
FAX: (706) 776-2241

B19022  
Inv# 5096

Bill to: Foothills Land Design

DATE: 6/5/2019

Phone# 770-778-0067

## DESCRIPTIONS OF SERVICES RENDERED

## Fees

Level 3 Soil Analysis:

5 LOTS LOCATED BESIDE 403 HICKORY  
NUT MTN. ROAD LAKEMONT, GA

5 LOTS @ \$375.00 PER LOT

\$1,875.00

RABUN COUNTY

A FINANCE CHARGE WILL BE CHARGED ON ALL INVOICES OVER 30 DAYS,  
AT A PERIODIC RATE OF .833% PER MONTH (ANNUAL RATE 10%)

TOTAL \$1,875.00

PAID 100% 7/17/19

CC: KW  
TAL LAKA PAV.  
✓ - SURVEY  
SLOTS SURVEY

# Tallman Environmental, Inc.

2095 Hwy 211 NW  
Suite 2F #116  
Braselton, Georgia 30517

678-468-2288

Tax ID 47-1906683

Foothills Land Design  
James Irvin, P.E.  
164 Professional Drive  
Baldwin, Georgia 30511

# 77 Invoice

2007454

7/14/2020

## Tallulah Falls Buffer Variance Comments

| Description                  | Amount                    |
|------------------------------|---------------------------|
| Protected Species Assessment | 1,600.00<br><i>161.02</i> |

Accounts not paid within 30 days of the date of the invoice are subject to a 1.5% monthly finance charge.

Thank you for your business.

**Total**

\$1,600.00

Net 30

*J+D  
4. LAKELOTS 7/14/20*







*OK to pay  
JTB*

**Streamline VRS**

5580 W. Chandler Blvd. Suite 3 - 4  
Chandler, AZ 85226  
4808450155  
accounting@streamlinevrs.com



**INVOICE**

**BILL TO**

Valley Springs Lodging  
PO Box 219  
Tallulah, GA 30573  
United States

**INVOICE #** 33134  
**DATE** 08/19/2019  
**DUE DATE** 08/19/2019  
**TERMS** Invoice Date

| ACTIVITY   | QTY | RATE     | AMOUNT   |
|--|-----|----------|----------|
| <b>August 2019</b>                                 |     |          |          |
| <b>License Cost</b>                                | 1   | 1,334.00 | 1,334.00 |
| Software License Cost-<br>\$4,000 (Payment 1 of 3) |     |          |          |

Please follow payment instructions on the invoice. For any questions or concerns, please contact us at 480-845-0155.

**BALANCE DUE**

**\$1,334.00**

*70602*

**Streamline VRS**

5580 W. Chandler Blvd. Suite 3 - 4  
Chandler, AZ 85226  
4808450155  
accounting@streamlinevrs.com

*OK to pay:  
JH  
9/25/2019*



# INVOICE

**BILL TO**

Valley Springs Lodging  
PO Box 219  
Tallulah, GA 30573  
United States

**INVOICE #** 33135  
**DATE** 09/19/2019  
**DUE DATE** 09/19/2019  
**TERMS** Invoice Date

| ACTIVITY   | QTY | RATE     | AMOUNT   |
|--|-----|----------|----------|
| <b>September 2019</b>                              |     |          |          |
| <b>License Cost</b>                                | 1   | 1,333.00 | 1,333.00 |
| Software License Cost-<br>\$4,000 (Payment 2 of 3) |     |          |          |

Please follow payment instructions on the invoice. For any questions or concerns, please contact us at 480-845-0155.

**BALANCE DUE**

**\$1,333.00**

*50202*

**Streamline VRS**

5580 W. Chandler Blvd. Suite 3 - 4  
Chandler, AZ 85226  
4808450155  
accounting@streamlinevrs.com



# INVOICE

**BILL TO**

Valley Springs Lodging  
PO Box 219  
Tallulah, GA 30573  
United States

**INVOICE #** 33136

**DATE** 10/19/2019

**DUE DATE** 10/19/2019

**TERMS** Invoice Date

| ACTIVITY   | QTY | RATE     | AMOUNT   |
|--|-----|----------|----------|
| <b>October 2019</b>                                |     |          |          |
| <b>License Cost</b>                                | 1   | 1,333.00 | 1,333.00 |
| Software License Cost-<br>\$4,000 (Payment 3 of 3) |     |          |          |

Please follow payment instructions on the invoice. For any questions or concerns, please contact us at 480-845-0155.

**BALANCE DUE**

**\$1,333.00**

70602

OK to pay.  
Thanks.  
JMB  
12/6/2019

**Streamline VRS**

5580 W. Chandler Blvd. Suite 3  
 Chandler, AZ 85226  
 4808450155  
 accounting@streamlinevrs.com

**INVOICE****BILL TO**

Valley Springs Lodging  
 PO Box 219  
 Tallulah, GA 30573  
 United States

INVOICE # 39924

DATE 03/01/2020

DUE DATE 03/01/2020

TERMS Invoice Date

| ACTIVITY  | QTY | RATE               | AMOUNT |
|---|-----|--------------------|--------|
| <b>March 2020</b>                               |     |                    |        |
| <b>Monthly Fee</b>                              | 1   | 350.00             | 350.00 |
| Monthly Maintenance Fee-<br>\$350 First 2 years |     |                    |        |
| <b>Service Fee</b>                              | 1   | 25.00              | 25.00  |
| Non Preferred Payment<br>Method                 |     | <i>for non ACH</i> |        |

Please follow payment instructions on the invoice. For any questions  
 or concerns, please contact us at 480-845-0155.

BALANCE DUE

**\$375.00**

70602

*OK to pay,  
 March  
 3/4/2020*

**Streamline VRS**

5580 W. Chandler Blvd. Suite 3  
 Chandler, AZ 85226  
 4808450155  
 accounting@streamlinevrs.com

**INVOICE****BILL TO**

Valley Springs Lodging- Lake  
 Rabun Properties  
 PO Box 219  
 Tallulah, GA 30573  
 United States

**INVOICE #** 40864**DATE** 04/01/2020**DUE DATE** 04/01/2020**TERMS** Invoice Date

| ACTIVITY  | QTY | RATE   | AMOUNT |
|---|-----|--------|--------|
| <b>April 2020</b>                               |     |        |        |
| <b>Monthly Fee</b>                              | 1   | 350.00 | 350.00 |
| Monthly Maintenance Fee-<br>\$350 First 2 years |     |        |        |
| <b>Service Fee</b>                              | 1   | 25.00  | 25.00  |
| Non Preferred Payment<br>Method                 |     |        |        |

Please follow payment instructions on the invoice. For any questions  
 or concerns, please contact us at 480-845-0155.

**BALANCE DUE****\$375.00**

70602

Streamline VRS  
380 W. Chandler Blvd. Suite 3  
Chandler, AZ 85226  
4808450155  
accounting@streamlinevrs.com

*OK to pay.*  
*[Signature]*



# INVOICE

### BILL TO

Valley Springs Lodging- Lake  
Rabun Properties  
PO Box 219  
Tallulah, GA 30573  
United States

INVOICE # 40864  
DATE 04/01/2020  
DUE DATE 04/01/2020  
TERMS Invoice Date

| ACTIVITY  | QTY | RATE   | AMOUNT |
|---|-----|--------|--------|
| <b>April 2020</b>                               |     |        |        |
| <b>Monthly Fee</b>                              | 1   | 350.00 | 350.00 |
| Monthly Maintenance Fee-<br>\$350 First 2 years |     |        |        |
| <b>Service Fee</b>                              | 1   | 25.00  | 25.00  |
| Non Preferred Payment<br>Method                 |     |        |        |

Please follow payment instructions on the invoice. For any questions or concerns, please contact us at 480-845-0155.

**BALANCE DUE**

**\$375.00**

*70602*

Streamline VRS  
380 W. Chandler Blvd. Suite 3  
Chandler, AZ 85226  
4808450155  
accounting@streamlinevrs.com

*OK to pay  
EB*



# INVOICE

### BILL TO

Valley Springs Lodging- Lake  
Rabun Properties  
PO Box 219  
Tallulah, GA 30573  
United States

INVOICE # 41877  
DATE 05/01/2020  
DUE DATE 05/01/2020  
TERMS Invoice Date

| ACTIVITY  | QTY | RATE   | AMOUNT |
|---|-----|--------|--------|
| <b>May 2020</b>   |     |        |        |
| <b>Monthly Fee</b><br>Monthly Maintenance Fee-<br>\$350 First 2 years | 1   | 350.00 | 350.00 |
| <b>Service Fee</b><br>Non Preferred Payment<br>Method                 | 1   | 25.00  | 25.00  |

Please follow payment instructions on the invoice. For any questions or concerns, please contact us at 480-845-0155.

**BALANCE DUE**

**\$375.00**

*7/20/20*

**Streamline VRS**

5580 W. Chandler Blvd. Suite 3  
 Chandler, AZ 85226  
 4808450155  
 accounting@streamlinevrs.com

**INVOICE****BILL TO**

Valley Springs Lodging- Lake  
 Rabun Properties  
 PO Box 219  
 Tallulah, GA 30573  
 United States

**INVOICE #** 43588**DATE** 07/01/2020**DUE DATE** 07/01/2020**TERMS** Invoice Date

| ACTIVITY  | QTY | RATE   | AMOUNT |
|---|-----|--------|--------|
| <b>July 2020</b>                                |     |        |        |
| <b>Monthly Fee</b>                              | 1   | 350.00 | 350.00 |
| Monthly Maintenance Fee-<br>\$350 First 2 years |     |        |        |
| <b>Service Fee</b>                              | 1   | 25.00  | 25.00  |
| Non Preferred Payment<br>Method                 |     |        |        |

Please follow payment instructions on the invoice. For any questions  
 or concerns, please contact us at 480-845-0155.

**BALANCE DUE****\$375.00**

7/1/20





### 1-Owl Cottage (/1OwlCottage.html)

📍 Rabun Gap, GA, US

From \$85/night

**1**  
BEDROOMS

**1**  
BATH

**2**  
SLEEPS

[View Details → \(/1OwlCottage.html\)](/1OwlCottage.html)

[Book Now \(/1OwlCottage.html#booking\)](/1OwlCottage.html#booking)



### 2-Tree Top Haven (/2TreeTopHaven.html)

📍 Rabun Gap, GA, US

From \$85/night

**1**  
BEDROOMS

**1**  
BATH

**2**  
SLEEPS

[View Details → \(/2TreeTopHaven.html\)](/2TreeTopHaven.html)

[Book Now \(/2TreeTopHaven.html#booking\)](/2TreeTopHaven.html#booking)







### 3-Fox Den PET FRIENDLY (/3FoxDenPETFRIENDLY.html)

📍 Rabun Gap, GA, US

From \$85/night

**1**  
BEDROOMS

**1**  
BATH

**2**  
SLEEPS

[View Details → \(/3FoxDenPETFRIENDLY.html\)](/3FoxDenPETFRIENDLY.html)

[Book Now \(/3FoxDenPETFRIENDLY.html#booking\)](/3FoxDenPETFRIENDLY.html#booking)



### 4-Bear Cave (/4BearCave.html)

📍 Rabun Gap, GA, US

From \$85/night

**2**  
BEDROOMS

**1**  
BATH

**4**  
SLEEPS

[View Details → \(/4BearCave.html\)](/4BearCave.html)

[Book Now \(/4BearCave.html#booking\)](/4BearCave.html#booking)







### 5-Lakeside Haven (/5LakesideHaven.html)

📍 Rabun Gap, GA, US

From \$85/night

**0**  
BEDROOMS

**1**  
BATH

**6**  
SLEEPS

[View Details → \(/5LakesideHaven.html\)](/5LakesideHaven.html)

[Book Now \(/5LakesideHaven.html#booking\)](/5LakesideHaven.html#booking)



### 6-Mountain View-PET FRIENDLY (/6MountainViewPETFRIENDLY.html)

📍 Rabun Gap, GA, US

From \$85/night

**0**  
BEDROOMS

**1**  
BATH

**6**  
SLEEPS

[View Details → \(/6MountainViewPETFRIENDLY.html\)](/6MountainViewPETFRIENDLY.html)

[Book Now \(/6MountainViewPETFRIENDLY.html#booking\)](/6MountainViewPETFRIENDLY.html#booking)







### 7-Fishermans Cove (/7FishermansCove.html)

📍 Rabun Gap, GA, US

From \$85/night

**0**  
BEDROOMS

**1**  
BATH

**6**  
SLEEPS

[View Details → \(/7FishermansCove.html\)](/7FishermansCove.html)

[Book Now \(/7FishermansCove.html#booking\)](/7FishermansCove.html#booking)



### 8-The Overlook (/8TheOverlook.html)

📍 Rabun Gap, GA, US

From \$115/night

**2**  
BEDROOMS

**2**  
BATH

**8**  
SLEEPS

[View Details → \(/8TheOverlook.html\)](/8TheOverlook.html)

[Book Now \(/8TheOverlook.html#booking\)](/8TheOverlook.html#booking)



## Follow Us Connect With Us



(<http://www.facebook.com/ValleySpringsLodging>)



(<http://www.instagram.com/valleyspringslodging>)



(<http://www.twitter.com>)



# Valley Springs Lodging

(<https://vrentals.vacationrentaldesk.com/ValleySpringsLodging/homepage.html>)

## Contact Us

For Vacation Rental Cabin Questions:



Send Inquiry

([https://vrentals.vacationrentaldesk.com/ValleySpringsLodging/contact\\_vacation\\_rental\\_mar](https://vrentals.vacationrentaldesk.com/ValleySpringsLodging/contact_vacation_rental_mar))

Or call and ask for Deb or Sharman between 9AM-8PM EST:



(706) 746-3875 Daytime (tel:7067463875)

Manager Login (<https://www.vacationrentaldesk.com/SignIn/MemberSignIn.aspx>)

Vacation rental software (<https://vacationrentaldesk.com>) and secure online booking website by Vacation Rental Desk. ©2020 VacationRentalDesk.com.





## The Owl Cabin - Mountain Views and Waterfalls

★ 4.85 (47) · Superhost · [Rabun Gap, Georgia, United States](#)

[Share](#) [Save](#)



## Treetop Haven - Mountain Views and Waterfalls

★ 4.75 (40) · Superhost · [Rabun Gap, Georgia, United States](#)

[Share](#) [Save](#)





## Fox Den Cabin - Mountain Views - PET FRIENDLY

★ 4.69 (26) · Superhost · Rabun Gap, Georgia, United States

📌 Share 📖 Save



## Bear Cave Cabin - Mountain Views and Waterfalls

★ 4.66 (70) · Superhost · Rabun Gap, Georgia, United States

📌 Share 📖 Save





## Lakeside Haven - Mountain Views and Waterfalls

★ 4.67 (24) · Superhost · [Rabun Gap, Georgia, United States](#)

[Share](#) [Save](#)



Show all photos

## Mountain View Cabin - Waterfalls PET FRIENDLY

★ 4.70 (28) · Superhost · [Rabun Gap, Georgia, United States](#)

[Share](#) [Save](#)



Show all photos



## Fisherman's Cove Cabin - Mountain and Water Views

★ 4.81 (48) · Superhost · Rabun Gap, Georgia, United States

[Share](#) [Save](#)

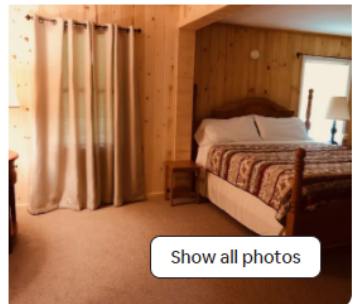


Show all photos

## The Overlook Cabin - Mountain Views and Waterfalls

★ 4.84 (31) · Superhost · Rabun Gap, Georgia, United States

[Share](#) [Save](#)



Show all photos

070820  
14:20

J&D IRIVN HOLDINGS, LLC  
History Ledger  
01-01-00 - 07-31-20

96  
070820  
Page 1

| Entry                          | Date     | Invoice<br>Date Pd | PO Number<br>Check No | Reg | Description<br>Account                   | Due   | Stat | Terms | Amount    |
|--------------------------------|----------|--------------------|-----------------------|-----|--|-------|------|-------|-----------|
| (JFLAND) J & F LANDSCAPING LLC |          |                    |                       |     |  |       |      |       |           |
| Hist                           | 10-17-16 | 101716<br>10-17-16 | 1011                  | A   | TREE CUTTING T. FALLS LK LOT M<br>142.02 | -1360 |      | M     | 1092.00 ✓ |
| Hist                           | 12-22-16 | 122216<br>12-22-16 | 1035                  | A   | TREE CUTTING-<br>142.02                  | -1294 |      | M     | 323.00 ✓  |
| Hist                           | 05-22-17 | 052217<br>05-22-17 | 1115                  | A   | WEED EATING<br>401.07                    | -1143 |      | M     | 837.50 ✓  |
| Hist                           | 06-26-17 | 062617<br>06-26-17 | 1138                  | A   | LABOR<br>401.07                          | -1108 |      | M     | 600.00 ✓  |
| Hist                           | 10-09-17 | 100917<br>10-09-17 | 1203                  | A   | WEED EATING SYLVA<br>505.01              | -1003 |      | M     | 600.00 ✓  |
| Hist                           | 06-11-18 | 061118<br>06-11-18 | 1296                  | A   | LAWN SERVICE<br>503.01                   | -758  |      | M     | 600.00 ✓  |

History Total **\$4052.50**

Total Debits 0.00  
Total Credits 0.00  
Total Of Ledger \$0.00  
=====

-10. Mr. IRVIN

From: J & F Landscaping  
For a Tree Service @ 21.00 An hour-

Sep-24-16- 8:00 to 4:30 17 hrs.  
2 persons.

Oct-01-16 8:00 to 3:00 14 hrs  
2 persons.

Oct-07-16 12:00 to 3:30 7 hrs.  
2 persons

Oct-14-16 8:00 to 3:00 14 hrs.  
2 persons.

Total 52 hrs.  
X 21  
1092

& D IRVIN HOLDINGS, LLC

ENDOR NAME: J & F LANDSCAPING

| DATE    | INV. # | DESCRIPTION           | ACCOUNT # | AMOUNT  | DISC | NET     |
|---------|--------|-----------------------|-----------|---------|------|---------|
| 0-17-16 | 101716 | TREE CUTTING T. FALLS | 142.02    | 1092.00 | 0.00 | 1092.00 |

CHECK NUMBER 1011  
1011  
NET  
1092.00

NET AMOUNT \$ 1,092.00



11/18/16 HOLD PART 11/18/16 SAT. 5:30  
TALLULAH FALLS  
 (A.V. THRU) (T)

TO: DAVID.  
 FROM: JRF Landscaping  
 \$21.00 an hour.  
 Tree service at Tallulah;

|            |              |         |
|------------|--------------|---------|
| Oct. 15-16 | 8:00 to 3:30 | 15 hrs. |
| 2 persons  |              |         |
| Oct. 21-16 | 8:00 to 3:30 | 15 hrs. |
| 2 persons  |              |         |
| Nov. 5-16  | 8:00 to 3:30 | 15 hrs. |
| 2 persons  |              |         |
| Nov. 27-16 | 8:00 to 5:00 | 18 hrs. |

(Stock) HOLD 11/18/16 SAT. THEY CUT ALL TREES

Total - 63  
 x 21  
\$ 1,323.00

400 Wolfcreek Road  
 Rabon Gap. Ga 30568

4 1,092.00 OCT ALREADY PAID

2,415.00 TOTAL  
 M/B TALLULAH FALLS  
 TALLULAH FALLS

JRF to LATVS  
 KHOW THRU

11/18/16 HOLD AMT 11/18/16 SAT 99 SE  
TALLULAH FALLS

(K.V. THORNTON) (T)

TO: DAVID.  
From: J & F Landscaping  
\$ 21.00 an hour.  
Tree service at Tallulah,

|            |              |         |
|------------|--------------|---------|
| Oct. 15-16 | 8:00 to 3:30 | 15 hrs. |
| 2 persons  |              |         |
| Oct. 21-16 | 8:00 to 3:30 | 15 hrs. |
| 2 persons  |              |         |
| Nov. 5-16  | 8:00 to 3:30 | 15 hrs. |
| 2 persons  |              |         |
| Nov. 07 16 | 8:00 to 5:00 | 18 hrs. |

(Stock) HOLD 11/18/16 SAT.

total 63  
x 21  
\$ 1,323.00

400 Wolfcreek Road  
Rabon Gap Ga 30565

ALREADY PAID  
\$ 1,092.00 OCT

2,415.00 TOTAL  
M/B TALLULAH  
~~WOLF CREEK~~  
TALLULAH FALLS

J & F TO LATUS  
KHOW THORNTON (T)

NORTH GEORGIA FOODS, INC.  
PO BOX 219  
TALLULAH FALLS, GA 30573  
706-754-5464 PHONE 706-754-8797 FAX

Lee  
INVOICE  
FOR  
\$383 PAYMENT  
ON 540 BILL

12/09/16

Jose Diaz  
J & F Landscaping  
400 Wolfford Road  
Rabun Gap, GA 30568

Dear Jose,

We are in receipt of your bill for \$1,323.00 for work done in Tallulah Falls. As you are aware, the job done was not an underbrush but is a clear cut. However, due to your numerous jobs completed in the past we wish for you to come by the North Georgia Foods office so we can negotiate a settlement of this bill with you. We thank you in advance for your cooperation.

Please call me beforehand so I can be at the office when you come by. My cell number is 706-499-7694.

Thank you

*David Irvin*  
David Irvin

12/21/16 DEI AND JOSE MET AND WE AGREED  
TO KNOCK ~~THE~~ \$1,000 OFF THE ENTIRE BILL SO  
WE PAID \$383 TO SETTLE THE BALANCE OF  
THE \$1,323 BILL OUTSTANDING

# INVOICE

Jose Rios • 706-490-7478

## DESCRIPTION OF WORK

|  |          |        |
|--|----------|--------|
| Weed Eated on April 24th - \$25/hr - 9 hrs   | \$225.00 | 225.00 |
| Weed Eated on May 16th - \$25/hr - 24.5 hrs. | \$612.50 | 612.50 |

Total

40107

837.50

PROPERTY

ADDRESS

OWNER

ADDRESS

CITY

STATE

JRH

~~ISAAC~~ EX Pensacola L/S

0/0

D.J.L.

5/19/17

# J&F Landscaping

## INVOICE

J&F Landscaping • 706.490.7478

| DESCRIPTION OF WORK | SUB TOTAL |
|---------------------|-----------|
|---------------------|-----------|

24 hrs of Labor -- \$25 per hr

\$600.00

|       |          |
|-------|----------|
| Total | \$600.00 |
|-------|----------|

40107

### PAYMENT TERMS

To be made payable to J&F Landscaping

### ADDRESS

400 Wolfork Rd Rabun Gap GA 30568

### APPROVED BY

NAME: J&F Landscaping

FOR: David Irvin

DATE: June 21, 2017



# INVOICE

J&F Landscaping • 706.490.7478

| DESCRIPTION OF WORK                          | SUB TOTAL |
|--|-----------|
| September 30th: Weed eated at Sylva property | \$600.00  |

Grand Total:

**\$600.00**

50501

**PAYMENT TERMS**  
To be made payable to J&F Landscaping

**ADDRESS**  
400 Wolfork Rd. Rabun Gap GA 30568

**APPROVED BY**  
**NAME:** J&F Landscaping  
**FOR:** David Irvin  
**DATE** September 30,2017

## J&amp;F Landscaping

## INVOICE

J&amp;F Landscaping • 706.490.7478

| DESCRIPTION OF WORK: | SUB TOTAL: |
|----------------------|------------|
|----------------------|------------|

|                              |          |
|------------------------------|----------|
| June 8th: Cut grass in Sylva | \$600.00 |
|------------------------------|----------|

|              |          |
|--------------|----------|
| Grand Total: | \$600.00 |
|--------------|----------|

50301

**PAYMENT TERMS**To be made payable to J&F  
Landscaping LLC**ADDRESS**400 Wolffork Rd • Rabun Gap, GA •  
30568**APPROVED BY****NAME J&F Landscaping LLC****FOR David Irvin****DATE: June 8, 2018**









Clayton & Dillard, GA  
Highlands, N.C.



# STATEMENT

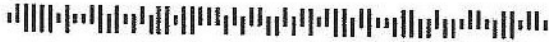


Clayton, GA 30525  
706-782-4253

Clayton & Dillard, GA  
Highlands, N.C.

CLOSING DATE: 7/25/20  
DUE DATE : 8/10/20  
ACCT: 92835

J & D IRVIN HOLDINGS LLC  
JOHNNY IRVIN  
P O BOX 219  
TALLULAH FALLS GA 30573

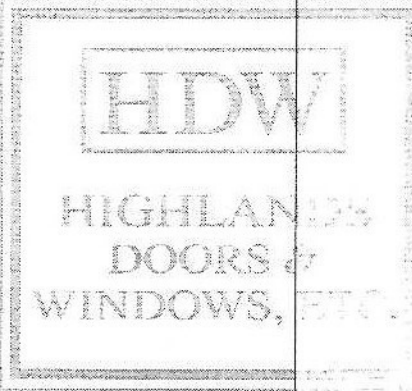


DETACH THIS ENTIRE STUB

CLOSING DATE: 7/25/20  
DUE DATE: 8/10/20  
REEVES HARDWARE  
J & D IRVIN HOLDING  
ACCOUNT : 92835

Please Return This Portion  
With Your Payment

| DATE    | REFERENCE | ST | C  | DESCRIPTION              | DEBIT  | CREDIT | REFERENCE | AMOUNT |
|---------|-----------|----|----|--------------------------|--------|--------|-----------|--------|
|         |           |    | WE | APPRECIATE YOUR BUSINESS |        |        |           |        |
|         |           |    |    | PREV BALANCE             | 972.75 |        | PREV BAL  | 972.75 |
| 7/ 9/20 | D25032    | 1  | P  | PAYMENT - THANK YOU      |        | 972.75 | D25032    | 972.75 |
| 7/14/20 | 69151     | 6  | I  | INVOICE                  | 27.81  |        | 69151     | 27.81  |
| 7/23/20 | 69423     | 6  | I  | INVOICE                  | 35.64  |        | 69423     | 35.64  |
|         |           |    |    | NEW BALANCE              | 63.45  |        |           |        |



DETACH THIS ENTIRE STUB

DETACH THIS ENTIRE STUB

Please Pay This Amount  
NEW BAL: 63.45

| CURRENT | 1-30 DAYS | 31-60 DAYS | 61-90 DAYS | OVER 90 DAYS |
|---------|-----------|------------|------------|--------------|
| 63.45   | 0.00      | 0.00       | 0.00       | 0.00         |

Transaction Codes A - Adjustment C - Credit I - Invoice B - Balance Forward F - FINANCE CHARGE P - Payment  
TERMS:

### How Finance Charges are Calculated

92835

If a FINANCE CHARGE has been calculated, it will be added to your account for the current billing period. The FINANCE CHARGE is determined by multiplying the BALANCE SUBJECT TO FINANCE CHARGE by the corresponding periodic rate(s).

The BALANCE SUBJECT TO FINANCE CHARGE is the Adjusted Balance of your account, and is calculated by taking the balance owed at the end of the appropriate billing cycle, subtracting any payments and credits (and unpaid service charges) received during the present billing cycle.

This statement covers transactions on your account for the period ending on the date shown. Charges, payments, and credits received after the above date will be shown on your next statement.

Amount Paid

T  
T  
A  
N  
C  
E  
S  
  
T  
U  
B



REEVES FEED & FARM  
 95 BO JAMES STREET  
 CLAYTON, GA 30525

*J & D*

PHONE: (706) 960-9090

PLEASE KEEP THIS INVOICE FOR YOUR RECORD  
 THANK YOU FOR SHOPPING AT REEVES!

LIST NO: 2835    JOB NO: 000    PURCHASE ORDER:    REFERENCE:    TERMS:    CLERK: PATTY    DATE/TIME: 7/29/20 9:10

DUE DATE: 9/10/20    TERMINAL: 349

SOLD TO:  
 J & D IRVIN HOLDINGS LLC  
 JOHNNY IRVIN  
 P O BOX 219  
 TALLULAH FALLS GA 30573

SALESPERSON: 00 HOUSE ACCOUNT  
 TAX: 600 FEED AND FARM

**INVOICE: 69598**

| LINE | SHIPPED | ORDERED | UM | SKU   | DESCRIPTION              | SUGG | UNITS | PRICE/PER | EXTENSION |
|------|---------|---------|----|-------|--------------------------|------|-------|-----------|-----------|
| 1    | 1       | 1       | EA | STRAW | WHEAT STRAW BALES        | 6.99 | 1     | 6.85 /EA  | 6.85      |
| 2    | 1       | 1       | EA | 33943 | GREASE FARM RDLITHM 14OZ |      | 1     | 5.99 /EA  | 5.99      |



TAXABLE 12.84  
 NON-TAXABLE 0.00  
 SUBTOTAL 12.84

(DAVID IRVIN)  
 \*\* AMOUNT CHARGED TO STORE ACCOUNT \*\* 13.74

TAX AMOUNT 0.90  
**TOTAL 13.74**

TOT WT: 1.00

*RR*

Received By



# Reeves

SINCE 1928



## STATEMENT

PAGE: 1  
**ACE Hardware**  
 P.O. Box 345  
 Clayton GA 30525  
 706-782-4253

Clayton & Dillard, GA  
 Highlands, N.C.

CLOSING DATE: 6/25/20  
 DUE DATE : 7/10/20  
 ACCT: 92835

J & D IRVIN HOLDINGS LLC  
 JOHNNY IRVIN  
 P O BOX 219  
 TALLULAH FALLS GA 30573

*pd 7/6/2020  
 CK # 1600*



| DATE           | REFERENCE | ST               | C | DESCRIPTION                         | DEBIT             | CREDIT              |
|----------------|-----------|------------------|---|-------------------------------------|-------------------|---------------------|
|                |           |                  |   | THANK YOU FOR SHOPPING AT REEVES !! |                   |                     |
|                |           |                  |   | PREV BALANCE                        | 0.00              |                     |
| 6/16/20        | 68286     | 6                | I | INVOICE                             | 972.75            |                     |
|                |           |                  |   | NEW BALANCE                         | 972.75            |                     |
|                |           |                  |   |                                     | <i>escavator</i>  |                     |
|                |           |                  |   |                                     | <i>161.03</i>     |                     |
| <b>CURRENT</b> |           | <b>1-30 DAYS</b> |   | <b>31-60 DAYS</b>                   | <b>61-90 DAYS</b> | <b>OVER 90 DAYS</b> |
| 972.75         |           | 0.00             |   | 0.00                                | 0.00              | 0.00                |

Transaction Codes A - Adjustment C - Credit I - Invoice B - Balance Forward F - FINANCE CHARGE P - Payment

TERMS :

**How Finance Charges are Calculated**

If a FINANCE CHARGE has been calculated, it will be added to your account for the current billing period. The FINANCE CHARGE is determined by multiplying the BALANCE SUBJECT TO FINANCE CHARGE by the corresponding periodic rate(s).

92835

The BALANCE SUBJECT TO FINANCE CHARGE is the Adjusted Balance of your account, and is calculated by taking the balance owed at the end of the appropriate billing cycle, subtracting any payments and credits (and unpaid service charges) received during the present billing cycle.

This statement covers transactions on your account for the period ending on the date above. Charges, payments, and credits received after the above date will be shown on your next statement.

**CAROL WALKER**  
**ATTORNEY AT LAW**  
**459 E.E. BUTLER PARKWAY**  
**POST OFFICE BOX 700**  
**GAINESVILLE, GEORGIA 30501**

**TELEPHONE (770) 532-9318**

**Email: cawlaw@bellsouth.net**

July 9, 2020

J & D Irvin Holdings, LLC  
P.O. Box 219  
Tallulah Falls, GA 30573

In Reference to: Deed preparation - five lots  
Invoice #23893

Total charges covered by flat fee  
For professional services rendered

Balance due

| <u>Hours</u> | <u>Amount</u>          |
|--------------|------------------------|
|              | <u>\$650.00</u>        |
| 0.00         | \$650.00               |
|              | <u><u>\$650.00</u></u> |

*Net.04*



# EXPENSE LOG

(rev. 8/13)

Name: R.S. Fountain SS#: \_\_\_\_\_

Date: 6/30/20

540

Purpose of Meeting / Class: \_\_\_\_\_

Date(s) of Meeting / Class: \_\_\_\_\_

Location of Meeting / Class: \_\_\_\_\_

Person(s) traveling and / or \_\_\_\_\_

Attending with you: \_\_\_\_\_

1. **Travel**

Odometer Start \_\_\_\_\_ / Odometer End 23  
169 miles @ \$0.40 per mile

\$ 67.60 <sup>161.03</sup> 65 - TF #26.00 131  
104 - Sylvia \$41.60  
704.01

2. **Lodging**

Hotel/Motel Room Only (not to exceed maximum 67.60  
of \$65.00 per night)

\$ \_\_\_\_\_

3. **Meals**

Company will reimburse for actual costs of meals  
(not to exceed \$24.00 limit per day)

\$ \_\_\_\_\_

4. **Miscellaneous (phone calls, etc.)**

Itemized as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\$ \_\_\_\_\_

**TOTAL EXPENSES:**

\$ \_\_\_\_\_

LESS ADVANCE OF \$ \_\_\_\_\_ by \_\_\_\_\_

\$ \_\_\_\_\_

AMOUNT DUE (Employee) (Employer)

\$ 67.60

Jane Beach

7/6/2020

(Home Office Approval Signature)

(Date of Approval)

\*\*\*\*\*

I.R.S. rules and regulations require the above information in order to be charged to expense. Advances will not be made unless requested at least five (5) days prior to date of class/meeting and properly approved. If approved, advances will be made for lodging only, at the rate of \$65 per night. Expense logs and all receipts are to be turned in to the main office immediately following your return from class/ meeting. If expense log and receipts are not turned in to the main office prior to the payroll period immediately following your return, and advances paid will be automatically deducted from your payroll check.



| <b>SUPPORTING DOCUMENTATION - LOTS 15, 16, 17, &amp; 18</b>    |             |
|--|-------------|
| DEED   | PP. 116-118 |
| PROPERTY TAX ASSESSMENT  | P. 119      |
| LAND DISTURBANCE PERMIT APPLICATIONS                           | PP. 120-123 |
| REZONING APPLICATION   | PP. 124-136 |
| SURVEYS  | PP. 137-141 |
| EPD BUFFER VARIANCE APPLICATION WITH<br>ENGINEERING SITE PLANS | PP. 142-182 |
| BUILDING DRAWINGS & FLOOR PLANS                                | PP. 183-204 |





AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of the undersigned notary public on this 25th day of August 2016:

*[Signature]*  
Witness

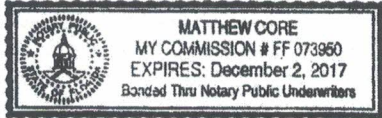
*Katherine Cutler Pers. Rep of Estate of Garrott Hatcher Cutler*  
Katherine Cutler, as Personal Representative of the Estate of Garrott Hatcher Cutler

*[Signature]*  
Notary Public

MY COMMISSION EXPIRES: 12/2/17

*Katherine Cutler* (Seal)  
Katherine Cutler, Individually

\_\_\_\_\_  
Elyssa Cutler (Seal)



AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of the undersigned notary public on this 22 day of August 2016:

[Signature]  
Witness

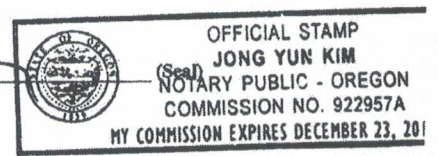
[Signature]  
Notary Public

MY COMMISSION EXPIRES: 12/23/2017

\_\_\_\_\_  
(Seal)  
Katherine Cutler, as Personal Representative of the Estate of Garrott Hatcher Cutler

\_\_\_\_\_  
(Seal)  
Katherine Cutler, Individually

[Signature]  
Elyssa Cutler



**Rabun County  
Board of Assessors  
19 Jo Dotson Circle, Suite 121  
Clayton, GA 30525  
(706) 782-5068**

**Official Tax Matter - 2020 Tax Year**

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

**\*\*THIS IS NOT A BILL\*\***

**RETURN SERVICE REQUESTED**

**Annual Assessment Notice Date:**

**June 10, 2020**

**Last date to file a written appeal:**

**July 24, 2020**

\*\*\* This is not a tax bill - Do not send payment \*\*\*

County property records are available online at:  
[www.rabuncounty.ga.gov](http://www.rabuncounty.ga.gov)

**Official Tax Matter  
2020 Real Assessment**



\*\*\*\*\*AUTO\*\*5-DIGIT 30523 29 167

J & D IRVIN HOLDINGS LLC  
PO BOX 219  
TALLULAH FALLS, GA 30573-0219



The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

**A**

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

For further information on the proper method of filing an appeal you may contact the county Board of Assessors which is located at 19 Jo Dotson Circle, Suite 121 - Clayton, GA 30525 and which may be contacted by telephone at: 706-782-5068. Your staff contacts are Mike Copeland Ext. #4 or Pam Speed Ext. #1.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

**B**

| Account Number                | Property ID Number      | Acreage                         | Tax Dist                       | Covenant Year            | Homestead |
|-------------------------------|-------------------------|---------------------------------|--------------------------------|--------------------------|-----------|
| 3499                          | 101B 064                | 0.00                            | 05                             |                          |           |
| Property Description          | LOTS 15-18              |                                 |                                |                          |           |
| Property Address              | 0                       |                                 |                                |                          |           |
|                               | Taxpayer Returned Value | Previous Year Fair Market Value | Current Year Fair Market Value | Current Year Other Value |           |
| 100% <b>Appraised</b> Value   | 0                       | 50,000                          | 60,000                         | 0                        |           |
| 40% <b>Assessed</b> Value     | 0                       | 20,000                          | 24,000                         | 0                        |           |
| Reasons for Assessment Notice |                         |                                 |                                |                          |           |

**Property Reappraised for Current Year**

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

**C**

| Taxing Authority    | Other Exempt | Homestead Exempt | Net Taxable | Millage  | Estimated Tax |
|---------------------|--------------|------------------|-------------|----------|---------------|
| County Incorporated | 0            | 0                | 24,000      | 0.010083 | 241.99        |
| School              | 0            | 0                | 24,000      | 0.009450 | 226.80        |
| Tall. Falls City    | 0            | 0                | 24,000      | 0.005868 | 140.83        |

**Total Estimated Tax: \$609.62**





# LAND DISTURBANCE PERMIT APPLICATION

|   |   |   |   |        |
|---|---|---|---|--------|
| TYPE  | Description of proposed project :   |   |   |        |
|   | <input type="checkbox"/> Single-Family Residential Home<br><input type="checkbox"/> Home Addition<br><input type="checkbox"/> Pool<br><input type="checkbox"/> Wall greater than 6' in height | <input type="checkbox"/> Grading .10 acre or greater<br>SF of Area _____<br><input type="checkbox"/> Commercial / Retail<br><input type="checkbox"/> Office | <input type="checkbox"/> Single-Family Subdivision<br><input type="checkbox"/> Multi-family Development<br><input type="checkbox"/> Other (Please describe) |        |
| PROJECT   | <b>To Be Determined</b>   |   |   |        |
|   | Name of Project or Subdivision (Note name of Former Subdivision, if any)  |   |   | Lot #  |
|   | Owner of Record (Company/Individual)  |   |   |        |
|   | J&D Holdings, LLC      P O Box 219      Tallulah Falls, Ga.      30573<br><small>Property Address      Suite/Apt. #      City      State      Zip Code</small>                                |   |   |        |
| APPLICANT   | Applicant Name  |   |   |        |
|   | Company   |   |   |        |
|   | c/o North Georgia Foods      P O Box 219      Tallulah Falls, Ga.      30573<br><small>Mailing Address      Suite/Apt. #      City      State      Zip Code</small>                           |   |   |        |
| CONTACT   | Phone   | Cell Phone  | Fax Phone   | E-mail |
|   | Contact Name (24-hour Contact: Owner's Agent / Project Manager / Project Engineer)  |   |   |        |
|   | Johnny Irvin<br>Company<br>P O Box 93      Tallulah Falls      GA      30573<br><small>Contact Mailing Address      City      State      Zip Code</small>                                     |   |   |        |
|   | Phone   | Cell Phone  | Fax Phone   | E-mail |
| I hereby certify that all information provided herein is true and correct |   |   |   |        |
|   |   |   | Date: ____ / ____ / ____  |        |
| Applicant Signature: Property Owner or Owner's Representative             |   |   |   |        |

Property is currently being surveyed. Engineers have been commissioned to determine feasibility of development. Detailed plans will be forthcoming. Under consultation of architect.





# LAND DISTURBANCE PERMIT APPLICATION

**TYPE**

Description of proposed project : \_\_\_\_\_

Single-Family Residential Home       Grading .10 acre or greater  
 Home Addition      SF of Area 39,640  
 Pool       Commercial / Retail       Single-Family Subdivision  
 Wall greater than 6' in height       Office       Multi-family Development  
 Other (Please describe)

---

**PROJECT**

Name of Project or Subdivision (Note name of Former Subdivision, if any) \_\_\_\_\_ Lot # 15-18  
J and D Irvin Holdings, LLC  
 Owner of Record (Company/Individual)  
River street      Tallulah Falls GA      30573  
 Property Address      Suite/Apt. #      City      State      Zip Code

101B 064      1.122      .91 acreage / 39,640 sq ft  
 Property ID      Total Acreage      Acreage and Square Footage to be Disturbed

---

**APPLICANT**

David and Johnny Irvin  
 Applicant Name  
J and D Irvin Holdings, LLC  
 Company  
P.O. Box 219      Tallulah Falls GA      30573  
 Mailing Address      Suite/Apt. #      City      State      Zip Code

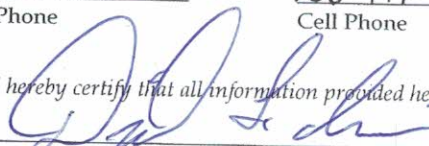
706-754-5464      706-499-7694      706-754-8797      David.Irvin@paad@gmail.com  
 Phone      Cell Phone      Fax Phone      E-mail

---

**CONTACT**

David Irvin  
 Contact Name (24-hour Contact: Owner's Agent / Project Manager / Project Engineer)  
J and D Irvin Holdings, LLC  
 Company  
P.O. Box 219      Tallulah Falls GA      30573  
 Contact Mailing Address      City      State      Zip Code

706-754-5464      706-499-7694      706-754-8797      David.Irvin@paad@gmail.com  
 Phone      Cell Phone      Fax Phone      E-mail

*I hereby certify that all information provided herein is true and correct*  
  
 Applicant Signature: Property Owner or Owner's Representative      Date: 12 / 05 / 2019



# Town of Tallulah Falls

**Incorporated 1885**

December 11, 2019

David and Johnny Irvin  
J & D Holdings, LLC  
P.O. Box 219  
Tallulah Falls, GA 30573

The land disturbing permit requested will be approved upon the receipt and acknowledgement of the following items:

1. Land Disturbance will be limited to light grading and establishment of permanent ground cover. No excavation or filling will be allowed without obtaining a building permit. Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures using best management practices prior to the start of any land disturbing activities. Erosion Control Measures shall be maintained until permanent ground cover is established.
2. Steps were mentioned verbally. If constructing steps, a drawing shown on the site plan along with construction plans must be submitted and included in the project description. Steps must adhere to the International Building Code.
3. A permit fee of \$75.00 is due and payable to the Town of Tallulah Falls prior to approval of the land disturbing permit.
4. Per Tallulah Falls code, no building, structure or sign, except as specifically exempted by these regulations, shall be erected, moved, extended, enlarged or structurally altered, nor shall any excavation or filling of any lot for the construction of any building be commenced until the zoning administrative officer has issued a building permit for such work in conformity with the provisions of these regulations. (In other words, if there is any plan to build on this property, a building permit is required to do any excavation or filing.)
5. Any project on a residential lot involving less than one (1) acre of discharges of stormwater associated with minor land disturbing activities which result in minor soil erosion, conducted outside of the 25 foot buffer along the banks of all State waters requiring a buffer and outside of the 50 foot buffer along the banks of all State waters classified as 'trout streams' requiring a buffer, on individual residential lots sold to homeowners where all planned construction activities on that lot have been completed may not be required to obtain a permit from EPD. It is the property owner's responsibility to make sure that all State requirements are met. Caroline Dalis, Environmental Specialist with the Georgia Department of Natural Resources Environmental Protection Division can be reached at (404) 561-2774 or [caroline.dalis@dnr.ga.gov](mailto:caroline.dalis@dnr.ga.gov). EPD will be the enforcer of all violations of the Georgia Water Quality Control Act and the Manual for Erosion and Sediment Control in Georgia published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted.

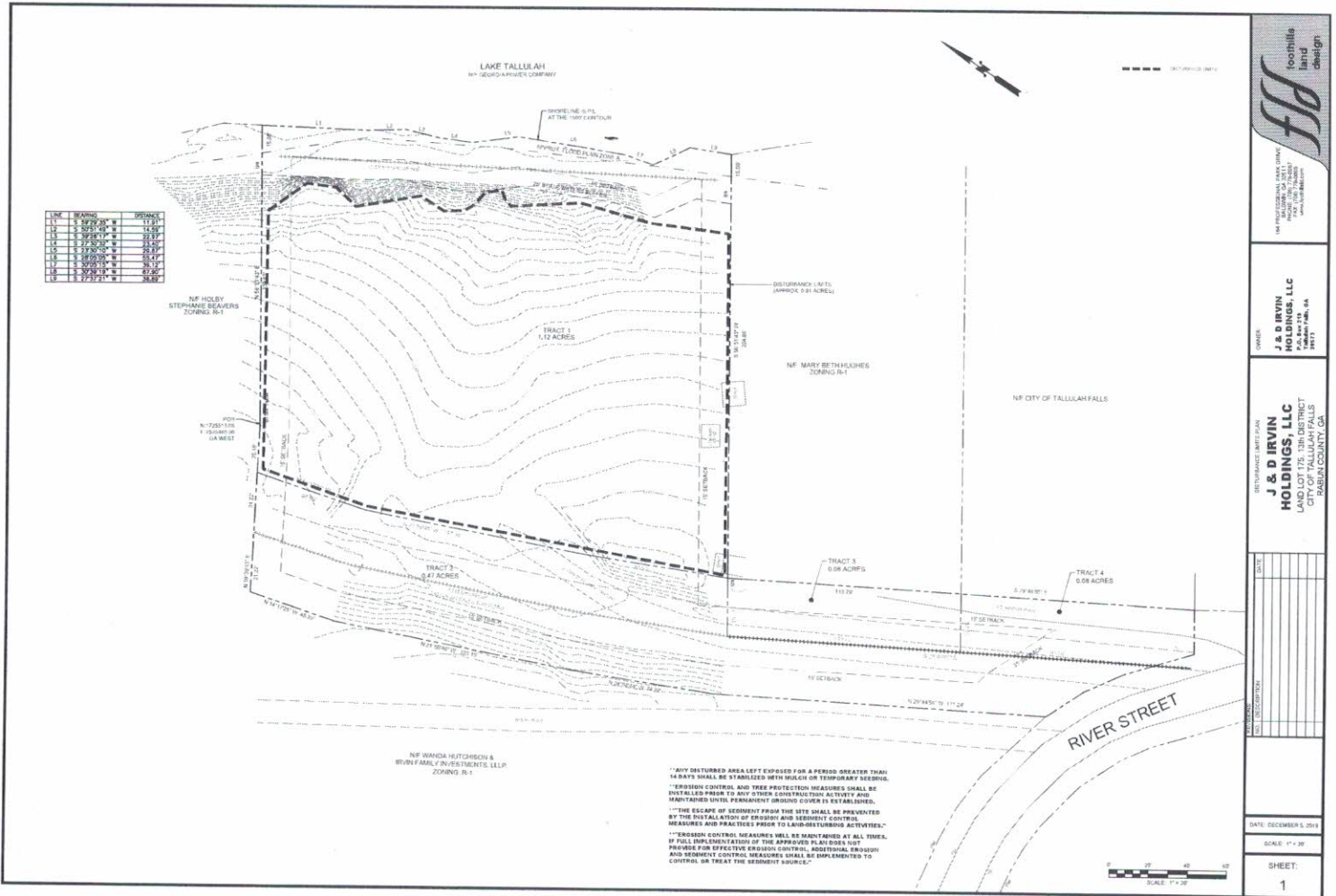
Administrative review conducted by Zoning Administrators below:

  
Deb Goatcher

  
Linda Lapeyrouse

255 Main Street  
P. O. Box 56  
Tallulah Falls, GA 30573

Office (706) 754-6040  
Fax (866) 804-0804  
[www.tallulahfallsga.gov](http://www.tallulahfallsga.gov)



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| 11   | S 89°29'30" W | 113.91'  |
| 12   | S 50°51'45" W | 16.50'   |
| 13   | S 39°28'17" W | 22.87'   |
| 14   | S 77°30'21" W | 25.00'   |
| 15   | S 33°50'30" W | 20.87'   |
| 16   | S 18°50'30" W | 15.17'   |
| 17   | S 30°50'15" W | 20.17'   |
| 18   | S 30°50'15" W | 45.00'   |
| 19   | S 77°37'21" W | 34.89'   |

"ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."  
 "EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GRASS COVER IS ESTABLISHED."  
 "THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND-RESTORING ACTIVITIES."  
 "EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

foothills  
land  
design

FOOTHILLS LAND DESIGN  
1400 PINEHURST DRIVE, SUITE 100  
TALLULAH, GA 31781  
TEL: 706.333.1111  
WWW.FOOTHILLSLANDDESIGN.COM

OWNER:  
**J & D IRVIN HOLDINGS, LLC**  
1400 PINEHURST DRIVE, SUITE 100  
TALLULAH, GA 31781

DISTURBANCE LIMIT PLAN  
**J & D IRVIN HOLDINGS, LLC**  
LAND LOT 175, 13th DISTRICT  
CITY OF TALLULAH FALLS  
ROBLEY COUNTY GA

| NO. | REVISION/DESCRIPTION | DATE |
|-----|----------------------|------|
|     |                      |      |
|     |                      |      |
|     |                      |      |
|     |                      |      |
|     |                      |      |

DATE: DECEMBER 5, 2018

SCALE: 1" = 40'

SHEET:  
1



**Carolyn Simmons**

---

**From:** Linda Lapeyrouse <clerk@tallulahfallsga.gov>  
**Sent:** Thursday, June 6, 2019 3:05 PM  
**To:** jirvin  
**Subject:** Rezoning Application  
**Attachments:** REZONING APPLICATION Tfalls.pdf

Mr. Irvin,

Attached is the rezoning application we spoke about today.

The application cost will be \$500. This cost is inclusive of the legal advertisement to be published in the newspaper, the sign to be posted on the property, all required notices to surrounding property owners to be sent by certified mail and the map amendment (if approved).

In order to have this ready by the July 11<sup>th</sup> meeting of the Town Council and do the required advertisement at least 15 days prior, I would need the completed application and documents back no later than June 13<sup>th</sup>. Alternatively, to have it ready by the August 8<sup>th</sup> meeting of the Town Council, I would need the completed application and documents back no later than July 11<sup>th</sup>.

Should you have any questions throughout the process, please let me know.

Sincerely,

Linda Lapeyrouse, CMC  
Town Clerk/Municipal Court Clerk  
Town of Tallulah Falls  
PO Box 56  
Tallulah Falls, GA 30573  
706.754.6040

[www.tallulahfallsga.gov](http://www.tallulahfallsga.gov)

**REZONING APPLICATION**  
Item #3  
**LETTER OF INTENT**

7/9/19 APPLICATION  
125  
ATTACHED #1

**A. General Characteristics:**

J & D Irvin Holdings, LLC is proposing to develop vacation rental lodge units on a 1.122 acre tract of land, facing Tallulah Falls Lake. The property is located on River Street, Tallulah Falls, Georgia. In addition, approximately .635 acres would be improved for a driveway and parking. The proposed development would include 12 fully furnished, two-bedroom units, 6 fully furnished, one-bedroom units, and an onsite laundry. There would also be common areas, including a small pavilion and a lakeside pathway with lake access for boating.

The building design is Victorian, reminiscent of the historic roots of the Grand Era of Tallulah Falls, from the late 1800s to the early 1900s. The plan includes 6 connected, but staggered, rental structures forming a V-shaped complex. The shape of the building, the location of the pavilion, and common areas would provide a contained area, which will provide privacy for the adjoining neighbors and guests alike.

The rental units are connected in the middle, at the point of the "V", by a common breezeway topped with a grand turret. The open area of the V-shaped complex will face the lake. A roofed common area pavilion is planned for the yard in the middle of the "V". The pavilion is designed to resemble a train depot, also depicting the history of Tallulah Falls. Beyond the pavilion, closer to the lake, will be a covered stairwell leading down to a scenic pathway. This pathway is to be a common area, located on the old railroad bed which fronts the lake. This pathway will provide a beautiful area for walking, and lakeside viewing the guests can enjoy. There will be access to the lake from the pathway via a floating dock for boating, canoeing, paddle boarding, kayaking, and fishing.

Each rental section - 3 sections to each side of the common breezeway and grand turret - is a three-story building. The three stories comprise 3 rental units, each with direct access by sidewalks or crosswalks with decorative railings. Each rental section includes a one-bedroom lower level rental unit, a two-bedroom ground level rental unit, and a two-bedroom upper level rental unit. All of the units would contain fully-furnished kitchens and a washer with dryer. All units will have decorative, furnished, living and dining areas with views of the lake. The two-bedroom units will have two baths and the one-bedroom units will have one bath.

All units have their own private balconies with lake views.

**B. Existing use and zoning of nearby property:**

The proposed site is currently undeveloped real estate. The property is zoned Single Family Housing. To the east of the property is a single family home. To the south, and west of the property is undeveloped real estate. To the north of the property is Tallulah Falls Lake. The properties to the east, west, and south of the site are zoned Single Family Housing.



**C. The zoning history of the subject property:**

The property in recent years has been zoned Single Family Housing. However nearby properties have in past history (if zoning existed), been allocated for business district use. The history of the property included a railroad at both the northern and southern boundaries of the tract, which would be conducive to business use. Also, in past history many hotels and businesses existed nearby.

**D. The length of time the property has been vacant ( if developed ):**

The property is undeveloped real estate.

**E. The impact on existing streets, utilities or other public facilities:**

The applicants would seek the use of nearby utilities including electric power, natural gas, telephone services, Wi-Fi, and City of Tallulah Falls water. The proposed development includes construction of a septic system with offsite drain field to be placed on a tract of land south of the proposed development. The City of Tallulah Falls fire and police services would also be sought, as they would be in close proximity to the proposed development. Access to the site would be via River Street, with traffic being sporadically affected, depending on the season and the occupancy of the vacation rental units.

It is the applicants' desire to be good neighbors and stewards. The applicants hope to provide a positive contribution to the town of Tallulah Falls. Since the proposed development will be subject to local hotel tax and is within walking distance of downtown, the applicants believe this will be an enhancement of Tallulah Falls.

**F. and G. Any background information deemed pertinent by the applicant and any other information deemed pertinent by the applicant:**

The applicants, lifelong residents of Habersham and Rabun Counties, believe short-term rental accommodations for travelers would be an asset to the community. The area has treasures to offer visitors including lakes, rivers, waterfalls, and mountains. The area includes the State Park, the Athens YMCA Camps, Tallulah Falls School, local businesses, restaurants, and other attractions. The applicants are looking to fulfill a need by providing accommodations for people to stay, while visiting local businesses, schools, or parks, allowing Tallulah Falls to reclaim some of its history as a destination point for travelers.

The applicants have experience in the businesses of finance, food, and hospitality. The applicants have operated rental cabins in Rabun Gap for many years, and are seeking approval for a high quality contribution to Tallulah Falls.

J & D IRVIN HOLDINGS, LLC  
P.O. BOX 219  
TALLULAH FALLS, GA 30573



NUMBER 127 1477

Void After 90 Days

DATE  
07-09-19

\$\*\*\*\*\*500.00

PAY THE SUM Five Hundred and 00/100

TO THE ORDER OF TOWN OF TALLULAH FALLS  
P.O. BOX 56  
TALLULAH FALLS, GA 30573

*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

SAFEGUARD SECUR  
SAFEGUARD SECUR

*Re-Zoning Application*

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈001477⑈ ⑆061102662⑆ 06 62 34 6⑈

J & D IRVIN HOLDINGS, LLC

1477

CHECK NUMBER

1477

DATE OF CHECK

DESCRIPTION

NET AMOUNT

07-09-19

\$500.00



**REZONING APPLICATION**

| APPLICANT INFORMATION   | PROPERTY OWNER INFORMATION*  |
|---|--|
| NAME: <u>JandD Irvin Holdings, LLC</u>  | NAME: <u>JandD Irvin Holdings, LLC</u>                                   |
| ADDRESS: <u>P.O. Box 219</u>  | ADDRESS: <u>P.O. Box 219</u>   |
| CITY: <u>Tallulah Falls</u>   | CITY: <u>Tallulah Falls</u>  |
| STATE: <u>GA</u> ZIP: <u>30573</u>  | STATE: <u>GA</u> ZIP: <u>30573</u>                                       |
| CONTACT PERSON: <u>David Irvin</u><br><u>Johanny Irvin</u><br><u>Marcia Brock</u> | PHONE: <u>706-499-7694</u><br><u>706-490-4050</u><br><u>706-499-7065</u> |

\* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

PRESENT ZONING DISTRICT(S): SINGLE FAMILY HOUSING REQUESTED ZONING DISTRICT: business

PARCEL NUMBER(S): 1013 064 ACREAGE: 1.122

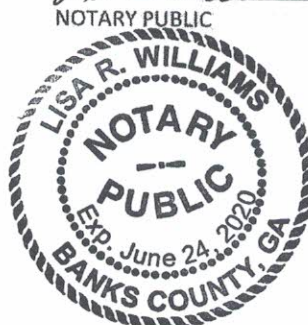
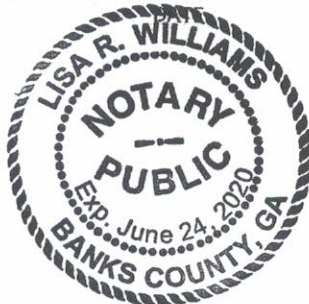
ADDRESS OF PROPERTY: River Street

S. + D. IRVIN HOLDINGS, LLC  
David L. Irvin member/manager  
SIGNATURE OF APPLICANT DATE 7/9/19  
S + D IRVIN HOLDINGS, LLC  
DAVID L. IRVIN member/manager  
TYPED OR PRINTED NAME

[Signature] 7/9/19  
[Signature] 7/9/19  
SIGNATURE OF OWNER DATE  
JOHANNY M. IRVIN - owner  
DAVID L. IRVIN - owner  
TYPED OR PRINTED NAME

Lisa R. Williams 7/9/19  
NOTARY PUBLIC

Lisa R. Williams 7/9/19  
NOTARY PUBLIC DATE







DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the Town of Tallulah Falls or to any member of the Town Council? NO Y/N

If the answer is yes, please complete the following section:

| NAME OF GOVERNMENT OFFICIAL | CONTRIBUTIONS (List all which aggregate to \$250 or more) | DATE CONTRIBUTION WAS MADE (Within last two years) |
|-----------------------------|---|--|
|                             |   |  |
|                             |   |  |
|                             |   |  |
|                             |   |  |

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the Town of Tallulah Falls or any member of the Town Council? NO Y/N

If the answer is yes, please complete the following section:

| NAME OF GOVERNMENT OFFICIAL | CONTRIBUTIONS (List all which aggregate to \$250 or more) | DATE CONTRIBUTION WAS MADE (Within last two years) |
|-----------------------------|---|--|
|                             |   |  |
|                             |   |  |
|                             |   |  |
|                             |   |  |

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

*[Handwritten Signature]* 7/9/19      *[Handwritten Signature]* member/manager  
*[Handwritten Signature]* 7/9/19      J+D IRVIN HOLDINGS, LLC

**REZONING APPLICATION**

Item #3

**LETTER OF INTENT****A. General Characteristics:**

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The applicants have experience in the businesses of finance, food, and hospitality. The applicants have operated rental cabins in Rabun Gap for many years, and are seeking approval for a high quality contribution to Tallulah Falls.







**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL TOWN OF TALLULAH FALLS PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TOWN CLERK OF TALLULAH FALLS. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE PERMIT REQUEST.

PARCEL I.D. NUMBER: 13 - 175 - 101 B 064  
(Map Reference Number) District Land Lot Parcel

J + D IRVIN HOLDINGS, LLC  
David L. Irvin / member / manager 7/9/19  
Signature of Applicant Date

J + D IRVIN HOLDINGS, LLC.  
DAVID L. IRVIN / member / manager  
Type or Print Name and Title

**TOWN CLERK'S USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

\_\_\_\_\_  
NAME TITLE  
\_\_\_\_\_  
DATE



Sandy Smith  
 Rabun County Tax Commissioner  
 19 Jo Dotsen Circle, Suite 101  
 Clayton, GA 30525-7040

Phone: (706) 782-3613 Fax: (706) 782-7388

**Tax Payer:** J & D IRVIN HOLDINGS LLC  
**Map Code:** 101B064 REAL  
**Description:** LOTS 15-18  
**Location:** 0  
**Bill No:** 2018-7747  
**District:** 005 TALLULAH FALLS

| Building Value     | Land Value | Acres        | Fair Market Value | Due Date   |               | Payment Good Through | Exemptions |        |               |
|--------------------|------------|--------------|-------------------|------------|---------------|----------------------|------------|--------|---------------|
| 0                  | 50,000     | 0.0000       | 50,000            | 12/20/2018 |               | 12/20/2018           |            |        |               |
| Entity             |            | Adjusted FMV | Net Assessment    | Exemptions | Taxable Value | Millage Rate         | Gross Tax  | Credit | Net Tax       |
| STATE TAX          |            | 50,000.00    | 20,000.00         | 0.00       | 20,000.00     | .000                 | 0.00       | 0.00   | 0.00          |
| COUNTY M&O         |            | 50,000.00    | 20,000.00         | 0.00       | 20,000.00     | 10.120               | 202.40     | 0.00   | 202.40        |
| COUNTY SCHOOL M&O  |            | 50,000.00    | 20,000.00         | 0.00       | 20,000.00     | 11.448               | 228.96     | 0.00   | 189.68        |
| SALES TAX ROLLBACK |            | 50,000.00    | 20,000.00         | 0.00       | 20,000.00     | -1.964               | 0.00       | -39.28 | 0.00          |
| <b>TOTALS</b>      |            |              |                   |            |               | 19.604               | 431.36     | -39.28 | <b>392.08</b> |

*JDH - Tallulah Falls Lake Lots*  
*36602*



BILL NUMBER BARCODE

If postmarked after December 20, 2018, interest, penalty, Fi.Fa. and collection cost will be added to your bill at the rate proscribed by law. If you have prior year delinquent taxes the "Payment Good Through Date" is not correct, contact our office for the correct amount due.

If you are paying after the due date, please call our office for the correct amount due. If taxes are paid by your mortgage company, please forward a copy of this bill to them.

Thank you for the privilege of serving as your Tax Commissioner.  
 Sandy J. Smith

| Bill No: 2018-7747 |               |
|--------------------|---------------|
| Current Due        | 392.08        |
| Penalty            | 0.00          |
| Interest           | 0.00          |
| Other Fees         | 0.00          |
| Previous Payment   | 0.00          |
| Back Taxes         | 0.00          |
| <b>TOTAL DUE</b>   | <b>392.08</b> |







**NOTIFICATION REQUIREMENTS**

**Written Notification**

The applicant is required to notify all adjoining property owners (including those across any streets) of their intention to rezone the property. The notification shall be sent by Certified Mail and be postmarked at least 15 days but not more than forty-five (45) days prior to the date of the public hearing before the governing body. The Town will prepare and mail the written notice on behalf of the applicant as a part of the application fee.

The written notice shall include:

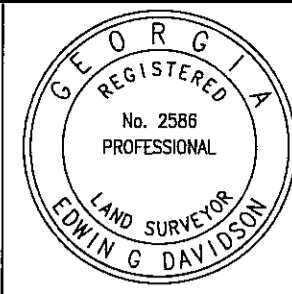
1. Rezoning case number
2. Dates, times and place of public hearings
3. Copy of the application
4. Applicant contact information
5. Letter of Intent
6. Site plan
7. Vicinity map

**Notification Sign**

The applicant is required to post a notification sign (provided by the Town) in a clearly visible location on the property, at or near the public street, no later than at least 15 days but not more than forty-five (45) days prior to the date of the public hearing before the governing body. It is the responsibility of the applicant to insure that the notification sign remain on the property throughout the rezoning proceedings.

\_\_\_\_\_  
 APPLICATION NUMBER  
 J + D IRVIN HOLDINGS, LLC  
 DAVID L. IRVIN / MEMBER / MANAGER  
 \_\_\_\_\_  
 AKNOWLEDGED BY (PRINT NAME)

7/9/19  
 \_\_\_\_\_  
 DATE  
 J + D IRVIN HOLDINGS, LLC  
 David L. Irvin / MEMBER / MANAGER  
 \_\_\_\_\_  
 SIGNATURE



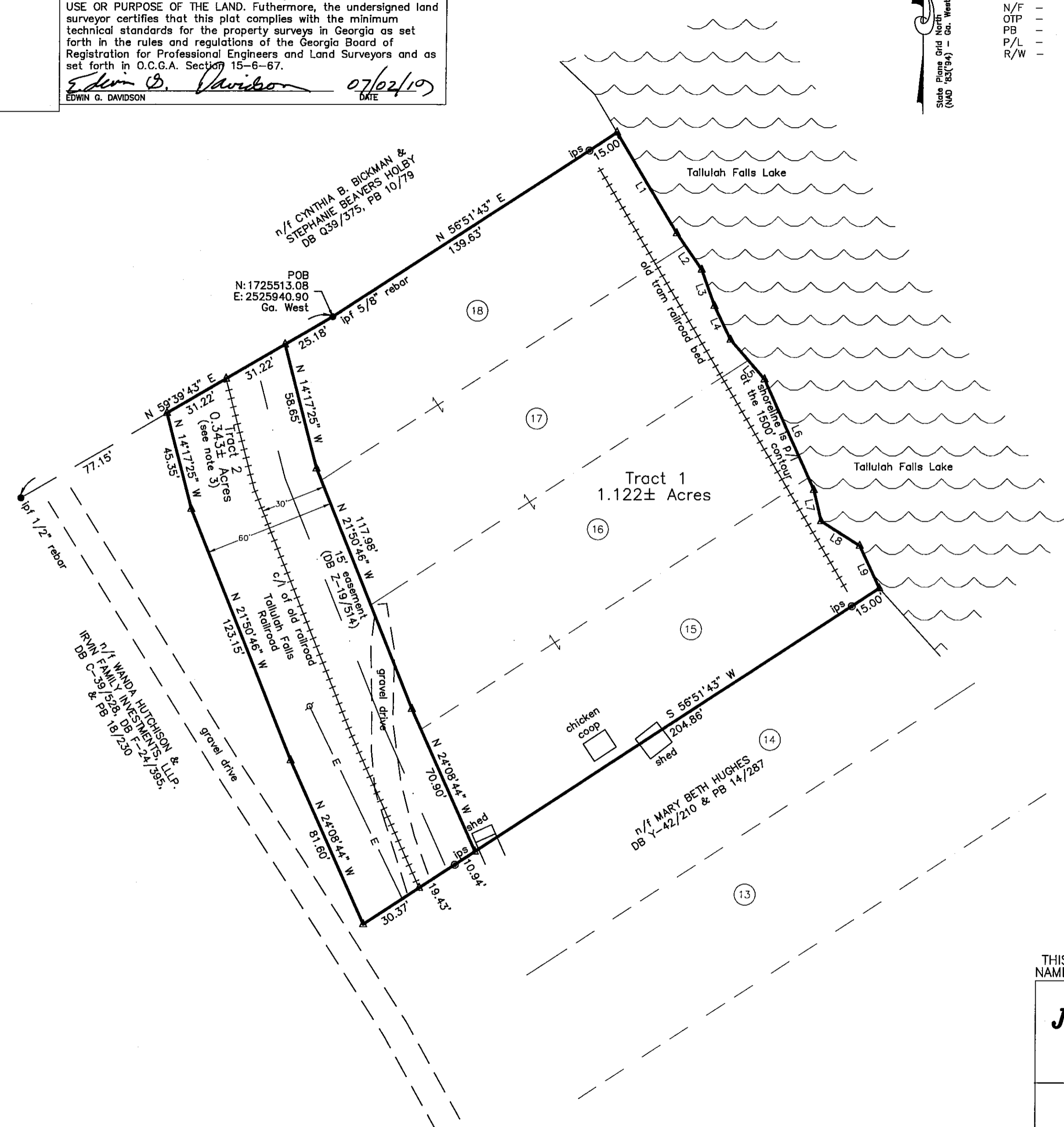
RETRACEMENT SURVEY  
SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for the 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.

*Edwin G. Davidson* 07/02/19  
EDWIN G. DAVIDSON DATE

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 30°46'57" E | 53.54'   |
| L2   | S 34°39'49" E | 20.13'   |
| L3   | S 19°29'49" E | 17.63'   |
| L4   | S 25°24'56" E | 17.12'   |
| L5   | S 40°40'19" E | 23.82'   |
| L6   | S 24°07'06" E | 55.50'   |
| L7   | S 13°10'58" E | 14.60'   |
| L8   | S 57°37'19" E | 20.87'   |
| L9   | S 25°01'52" E | 21.35'   |



ABBREVIATIONS

- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING
- C/L - CENTERLINE
- DB - DEED BOOK
- EP - EDGE OF PAVEMENT
- FND - FOUND
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- L.L.L. - LAND LOT LINE
- N/F - NOW OR FORMERLY
- OTP - OPEN TOP PIPE
- PB - PLAT BOOK
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY

LEGEND

These standard symbols will be found in the drawing.

- E—E— ELECTRIC
- X—X— FENCE
- T—T— TELEPHONE
- ⊕ UTILITY POLE
- ⊙ WELL
- ⊕ TELEPHONE BOX
- ⊙ IRON PIN SET
- IRON PIN FOUND
- ⊕ CONCRETE MONUMENT FOUND
- ⊙ TREES
- △ BREAK IN P/L

NOTES:

- The land platted hereon is subject to any easements, reservations, or restrictions that may exist either written or unwritten.
- All ips are 1/2" rebar with plastic cap. (COA #599 inscribed)
- Tallulah Falls Railroad is not in use. A Georgia licensed attorney should be consulted to render a title opinion.

Source Deed: DB F-43/279



THIS PLAT IS FOR THE SOLE AND EXCLUSIVE USE OF THE PARTY NAMED IN THE TITLE BLOCK. ALL OTHERS USE AT THEIR OWN RISK.

RETRACEMENT SURVEY FOR:

**J & D IRVIN HOLDINGS, LLC.**

Frye Property Subd.  
Lots #15-#18

- In the Town of Tallulah Falls, Georgia -

DAVIDSON LAND SURVEYING, INC.

E.G. (EDDIE) DAVIDSON, PLS

328 BRIDGE STREET  
CLARKESVILLE, GEORGIA 30523  
(706) 754-7498

C.O.A. #599  
GA #2586 SC #16127 NC #L-3746 TN # 1877 AL #20350

|                 |                |   |
|-----------------|----------------|---|
| Land Lot: 175   | District: 13th | County: Rabun, Georgia                    |
| Date: 3/26/2019 | Scale: 1"=40'  | Job No.: 19-039<br>Drawing No.: 19-039-2a |

The field data collected is based upon GPS observations, using a Carlson Surveyor+ dual frequency receiver running Carlson SurvCE software. This survey is a network RTK utilizing the Leica real time kinematic network.

The relative positional accuracy, as calculated according to the Federal Geographic Data Committee Part 3: National Standard for Spatial Data Accuracy

Horizontal: 0.04' 95% confidence level  
Vertical: n/a

This plat has been calculated for closure and is found to be accurate within one foot in 45,400 feet.

Field work completed on 3/26/2019

**KW SOILS, LLC.**

164 PROFESSIONAL PARK DRIVE PALMWIN, GA 30011  
 PHONE: 706-776-8928 FAX: 706-776-2241  
 GA. Registered Mail Chandler #113

COUNTY: BABIN DATE: 06/20/11  
 OWNER: FOOTHILLS LAND DESIGN PERSON: 706-776-0097

SUBDIVISION: HICKORY NUT MTN. ROAD LAKESIDE, GA

INTENSITY LEVEL OF INVESTIGATION: LEVEL 2 SOIL ANALYSIS

SCALE: ONE INCH = 40 FEET

THIS REPORT IS BASED ON CONSTRUCTION OF SEPTIC SYSTEMS AND ALL REQUIREMENTS ARE BASED ON INSTALLATION FROM THE ORIGINAL SURFACE.

ANY GROUND ALTERATION OF 12 INCHES OR MORE Voids THE MAPPED AREA.

| MAP UNIT | SOIL SERIES | SLOPE % | DEPTH TO BEDROCK (feet) | SEASONAL HIGH TABLE (feet) | PERCENT AT OPTIMUM DEPTH (inches) | DEPTH TO OPTIMUM PERC. (inches) | SUITABILITY CODE |
|----------|-------------|---------|-------------------------|----------------------------|-----------------------------------|---------------------------------|------------------|
|          |             |         | verified                | verified                   | verified                          | measured                        |                  |
|          | BRASSTOWN   | 5-18%   | >55 TO >62              | >55 TO >62                 | 60                                | 30-37                           | B/TIF            |
|          | BRASSTOWN   | 18-28%  | >55 TO >64              | >55 TO >64                 | 60                                | 33-40                           | B/TIF            |
|          | BREVARD     | 5-18%   | 2-7                     | 2-7                        | 50                                | 33-37                           | A                |
|          | COOWEE      | 5-18%   | >54 TO >60              | >54 TO >60                 | 60                                | 30-35                           | B/TIF            |
|          | SALURATOWN  | 5-18%   | 23-30                   | N/A                        | SEE CODES                         | SEE CODES                       | I                |

AREAS WHERE PLUMBING OR HAVE POTENTIAL FOR PROBLEMS ASSOCIATED WITH FLOODING SHOULD NOT BE CUT OFF.

- DRAINAGE: RUNS ALL YEAR, JUST DIRT OR SOLID BLUE LINE
- DRAINAGE: RUNS PART OF YEAR (17 DATES)
- SLOPE: (LOOK FROM FALLING)
- WELL
- LAND AND SYSTEM IN FIRST SPRINGHEAD
- SAFELY AND/OR BUDGET WEATHER DRAINAGE WAY
- BACK OUTCROP
- TEST TYPE
- WATER DRAINAGE AREA
- DEPTH, NUMBERED & FLAGGED HOW SITU.

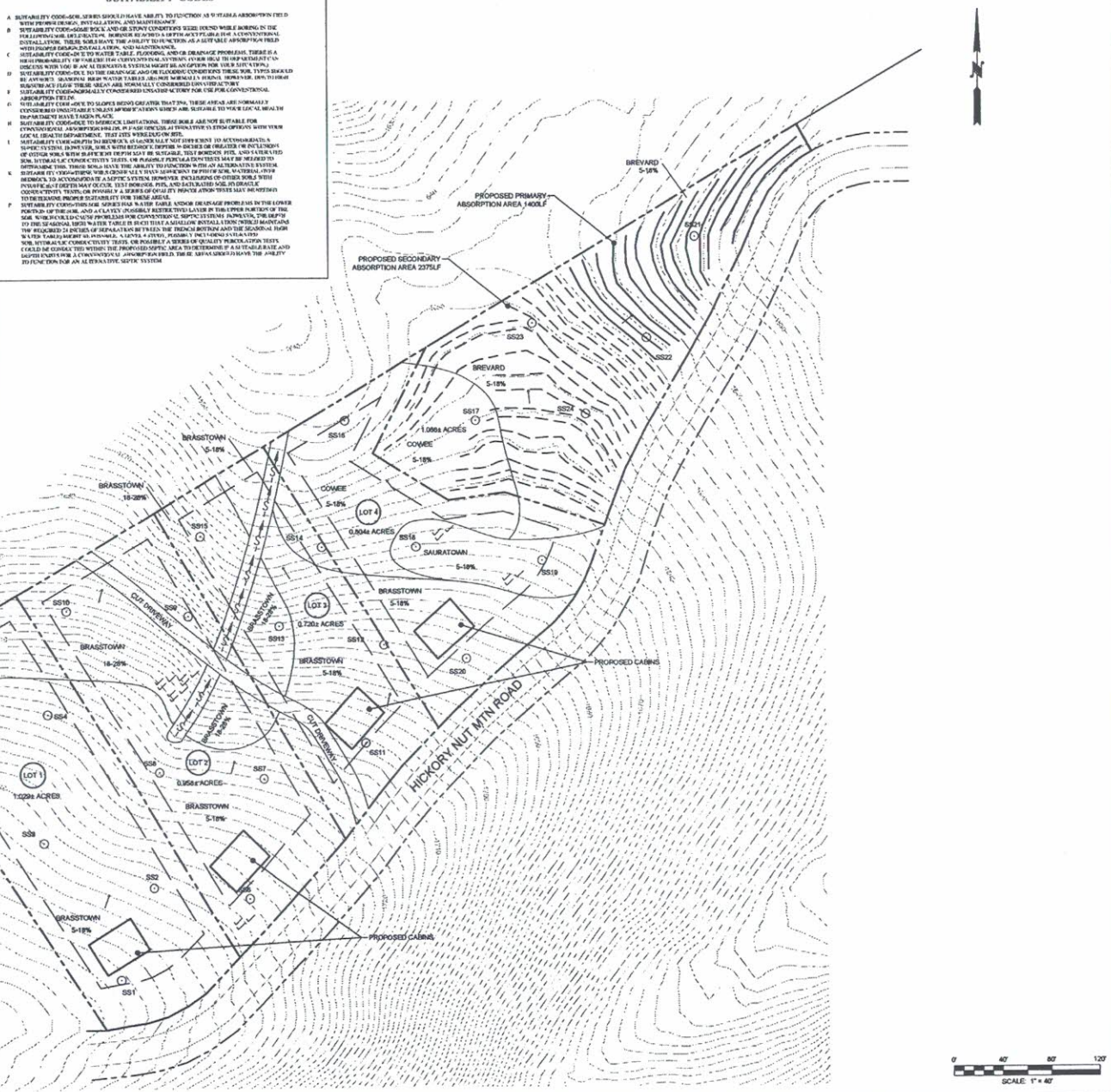
Any changes or alterations made to the soil maps or interpretations without the written approval of Kyle White voids the seal of the Soil Classifier. The information contained in this report is based on the professional opinion and judgment of the Soil Classifier and is not a guarantee of the performance of any waste disposal system. Kyle White does not design, install, maintain or permit waste disposal systems. Your local health department may have the soil conditions differently than the Soil Classifier and will have the final say in their county. Your local health department health officials in the permitting of waste water disposal systems. Kyle White provides soil surveys in compliance of the USDA Soil Survey Manual, U.S. Soil Taxonomy, and all mapping is done in accordance to the National Cooperative Soil Survey Standards. Also, all work meets or exceeds the Georgia Soil Classifier Certification Based Minimum Soil Investigation Standards for Onsite Sewage Disposal Systems.

NOTES:

SETBACKS:  
 FRONT = 30'  
 SIDE/REAR = 15'

**SUITABILITY CODES**

- SUITABILITY CODE-G00-S000 SHOULD HAVE ABILITY TO FUNCTION AS A STORM ABSORPTION FIELD WITH PERMEABLE, INSTALLATION, AND MAINTENANCE.
- SUITABILITY CODE-G00-S000 AND/OR STORM CONDITIONS SHOULD BE USED WHILE BARRING BY THE INSTALLATION OF THE SYSTEM. DRAINAGE SHOULD BE A SYSTEM WITH A LATERAL CONNECTION. INSTALLATION: THESE SOILS HAVE THE ABILITY TO FUNCTION AS A STORM ABSORPTION FIELD WITH PERMEABLE, INSTALLATION, AND MAINTENANCE.
- SUITABILITY CODE-G00-S000 TO WATER TABLE, FLOODING, AND/OR DRAINAGE PROBLEMS, THERE IS A POSSIBILITY OF USE FOR THE SYSTEM. THESE SOILS HAVE THE ABILITY TO FUNCTION AS A STORM ABSORPTION FIELD WITH PERMEABLE, INSTALLATION, AND MAINTENANCE.
- DESIGNS WITH 100' OR AN ABSORPTION SYSTEM MAY BE AN OPTION FOR THE SITE. THESE SOILS HAVE THE ABILITY TO FUNCTION AS A STORM ABSORPTION FIELD WITH PERMEABLE, INSTALLATION, AND MAINTENANCE.
- SUITABILITY CODE-G00-S000 TO WATER TABLE, FLOODING, AND/OR DRAINAGE PROBLEMS, THERE IS A POSSIBILITY OF USE FOR THE SYSTEM. THESE SOILS HAVE THE ABILITY TO FUNCTION AS A STORM ABSORPTION FIELD WITH PERMEABLE, INSTALLATION, AND MAINTENANCE.
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**ffd** foothills land design  
 164 PROFESSIONAL PARK DRIVE  
 PALMWIN, GA 30011  
 PHONE: 706-776-8928  
 FAX: 706-776-2241  
 WWW.FFDDESIGN.COM

OWNER:  
**S B IRVIN PROPERTIES**  
**IRVIN FAMILY**  
**INVESTMENTS, LLLP**  
 PO BOX 218  
 TALLAHASSEE FALLS, GA 30073

CONCEPT PLAN  
**IRVIN TOWNHOMES**  
 LAND LOT 80, 10th DISTRICT  
 HABERSHAM COUNTY, GA

| REVISIONS | NO. | DESCRIPTION | DATE |
|-----------|-----|-------------|------|
|           |     |             |      |
|           |     |             |      |
|           |     |             |      |
|           |     |             |      |

DATE: JUNE 21, 2019  
 SCALE: 1" = 40'  
 SHEET:  
**2**



SITE LOCATION MAP (N.T.S.)

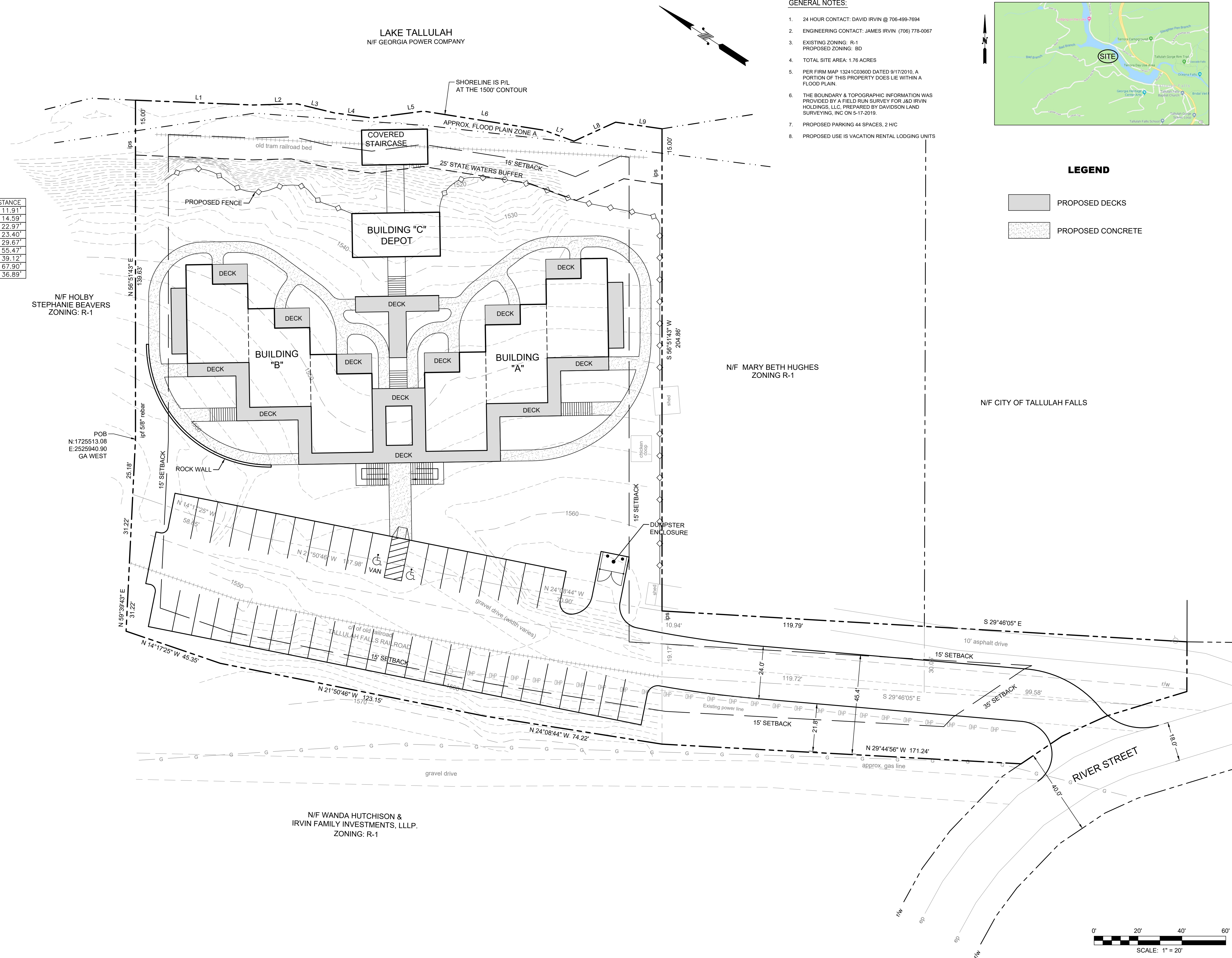


- GENERAL NOTES:
- 24 HOUR CONTACT: DAVID IRVIN @ 706-499-7694
  - ENGINEERING CONTACT: JAMES IRVIN (706) 778-0067
  - EXISTING ZONING: R-1  
PROPOSED ZONING: BD
  - TOTAL SITE AREA: 1.76 ACRES
  - PER FIRM MAP 13241C0360D DATED 9/17/2010, A PORTION OF THIS PROPERTY DOES LIE WITHIN A FLOOD PLAIN
  - THE BOUNDARY & TOPOGRAPHIC INFORMATION WAS PROVIDED BY A FIELD RUN SURVEY FOR J&D IRVIN HOLDINGS, LLC, PREPARED BY DAVIDSON LAND SURVEYING, INC ON 5-17-2019.
  - PROPOSED PARKING 44 SPACES, 2 HIC
  - PROPOSED USE IS VACATION RENTAL LODGING UNITS

LEGEND

- PROPOSED DECKS
- PROPOSED CONCRETE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 59°29'35" W | 11.91'   |
| L2   | S 50°51'49" W | 14.59'   |
| L3   | S 39°26'17" W | 22.97'   |
| L4   | S 27°30'32" W | 23.40'   |
| L5   | S 23°30'10" W | 29.67'   |
| L6   | S 26°05'05" W | 55.47'   |
| L7   | S 30°05'15" W | 39.12'   |
| L8   | S 30°39'19" W | 67.90'   |
| L9   | S 27°37'21" W | 36.89'   |



N/F HOLBY STEPHANIE BEAVERS ZONING: R-1

POB N:1725513.08 E:2525940.90 GA WEST

LAKE TALLULAH N/F GEORGIA POWER COMPANY

N/F MARY BETH HUGHES ZONING R-1

N/F CITY OF TALLULAH FALLS

N/F WANDA HUTCHISON & IRVIN FAMILY INVESTMENTS, LLLP. ZONING: R-1

**fhd** foothills land design

164 PROFESSIONAL PARK DRIVE  
TALLULAH FALLS, GA 30573  
PHONE: (706) 778-0067  
FAX: (706) 778-0069  
www.foothillsland.com

OWNER:  
**J&D IRVIN HOLDINGS, LLC**  
PO BOX 219  
TALLULAH FALLS, GA 30573

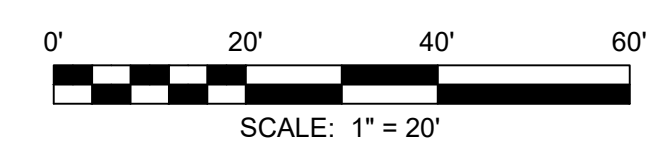
OVERALL SITE PLAN  
**J & D IRVIN HOLDINGS, LLC**  
LAND LOT 175, 13th DISTRICT  
CITY OF TALLULAH FALLS  
RABUN COUNTY, GA

| REVISIONS: | NO. | DESCRIPTION | DATE |
|------------|-----|-------------|------|
|            |     |             |      |
|            |     |             |      |
|            |     |             |      |
|            |     |             |      |
|            |     |             |      |

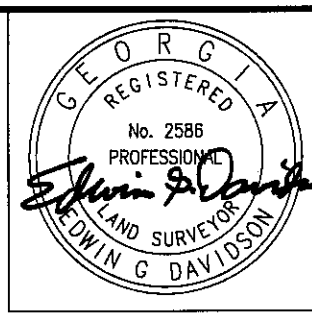
DATE: JULY 8, 2019

SCALE: 1" = 20'

SHEET: 1



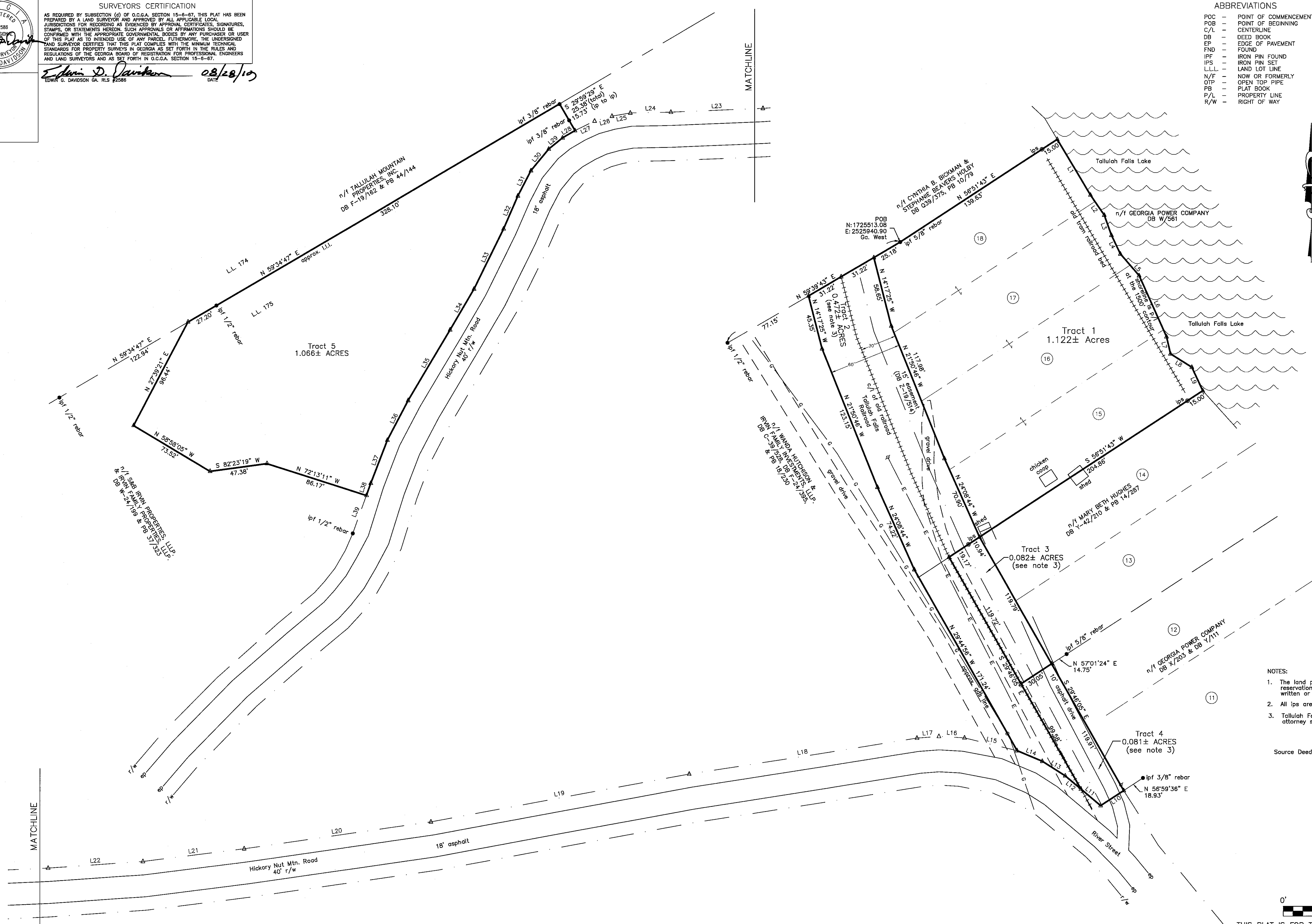




**SURVEYORS CERTIFICATION**  
 AS REQUIRED BY SUBSECTION (g) OF O.C.G.A. SECTION 15-6-47, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO INTERESTS OF ANY PARTIES. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLES 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 15-6-47.

*Edwin D. Davidson* 08/28/19  
 EDWIN D. DAVIDSON, GA. RLS #2586

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



- ABBREVIATIONS**
- POC = POINT OF COMMENCEMENT
  - POB = POINT OF BEGINNING
  - C/L = CENTERLINE
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| L7   | S 13°10'58" E | 14.80'   |
| L8   | S 57°37'19" E | 20.87'   |
| L9   | S 25°01'52" E | 21.35'   |
| L10  | S 56°59'36" W | 22.66'   |
| L11  | N 50°04'42" W | 21.24'   |
| L12  | N 50°04'42" W | 16.84'   |
| L13  | N 57°29'17" W | 22.42'   |
| L14  | N 67°07'59" W | 22.57'   |
| L15  | N 76°31'43" W | 44.67'   |
| L16  | N 86°33'16" W | 21.15'   |
| L17  | S 85°39'38" W | 18.20'   |
| L18  | S 81°06'30" W | 188.88'  |
| L19  | S 79°36'51" W | 216.51'  |
| L20  | S 81°58'22" W | 155.53'  |
| L21  | S 83°00'51" W | 84.06'   |
| L22  | S 86°08'41" W | 78.45'   |
| L23  | S 87°36'39" W | 75.77'   |
| L24  | S 88°54'50" W | 33.53'   |
| L25  | S 80°02'23" W | 15.31'   |
| L26  | S 74°24'01" W | 14.91'   |
| L27  | S 63°58'49" W | 17.94'   |
| L28  | S 59°29'35" W | 11.91'   |
| L29  | S 50°51'49" W | 14.58'   |
| L30  | S 39°26'17" W | 22.97'   |
| L31  | S 27°30'32" W | 23.40'   |
| L32  | S 23°30'10" W | 29.67'   |
| L33  | S 26°05'05" W | 55.47'   |
| L34  | S 30°05'15" W | 38.12'   |
| L35  | S 30°39'19" W | 67.90'   |
| L36  | S 27°37'21" W | 36.89'   |
| L37  | S 21°02'27" W | 37.98'   |
| L38  | S 19°52'11" W | 10.76'   |
| L39  | S 19°52'11" W | 33.08'   |

- NOTES:**
- The land platted herein is subject to any easements, reservations, or restrictions that may exist either written or unwritten.
  - All ips are 1/2" rebar with plastic cap. (COA #599 inscribed)
  - Tallahuh Falls Railroad is not in use. A Georgia licensed attorney should be consulted to render a title opinion.

Source Deed: DB F-43/279, DB W-24/199, & PB 37/323



THIS PLAT IS FOR THE SOLE AND EXCLUSIVE USE OF THE PARTY NAMED IN THE TITLE BLOCK. ALL OTHERS USE AT THEIR OWN RISK. A DIVISION FROM PARENT TRACT

**J & D IRVIN HOLDINGS, LLC**  
 Frye Property Subd. - Lots #15-#18  
 Tallulah Old Town Subd. - Phase 2 - Lot #40  
 - In the Town of Tallulah Falls, Georgia -

**DAVIDSON LAND SURVEYING, INC.**  
 E.G. (EDDIE) DAVIDSON, PLS  
 328 BRIDGE STREET  
 CLARKESVILLE, GEORGIA 30523  
 (706) 754-7498

C.O.A. #599  
 GA #2586 SC #16127 NC #L-3746 TN # 1877 AL #20350

Land Lot: 175 District: 13th County: Rabun, Georgia  
 Date: 8/27/2019 Scale: 1"=40' Job No.: 19-039 Drawing No.: 19-039-5a

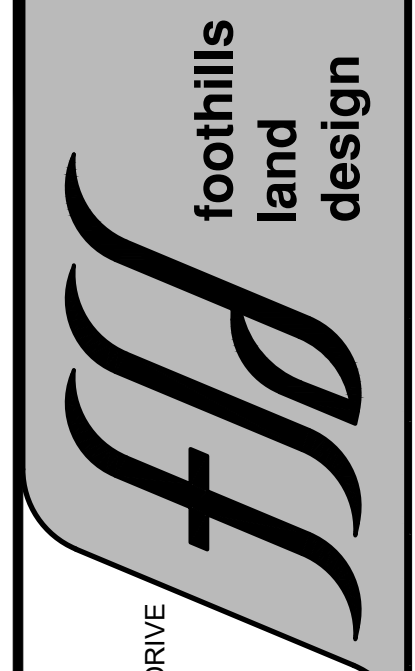
The field data collected is based upon GPS observations, using a Carlson Surveyor+ dual frequency receiver running Carlson SurvCE software. This survey is a network RTK utilizing the Leica real time kinematic network.

The relative positional accuracy, as calculated according to the Federal Geographic Data Committee Part 3, National Standard for Spatial Data Accuracy

Horizontal: 0.04' 95% confidence level  
 Vertical: n/a

This plat has been calculated for closure and is found to be accurate within one foot in 45,400 feet.

Field work completed on 5/17/2019

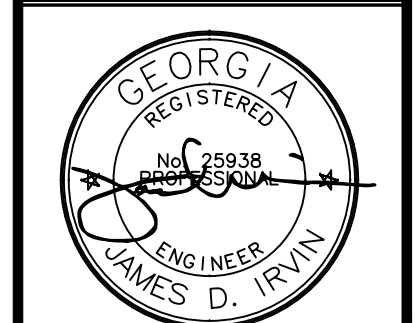


164 PROFESSIONAL PARK DRIVE  
PHONE: (706) 778-0087  
FAX: (706) 778-0089  
www.foothillaid.com

OWNER:  
**J & D IRVIN HOLDINGS, LLC**  
PO BOX 219  
TALLULAH FALLS, GA 30573

OVERALL REZONING PLAN  
**J & D IRVIN HOLDINGS, LLC**  
LAND LOT 175, 13th DISTRICT  
CITY OF TALLULAH FALLS  
RABUN COUNTY, GA

| REVISIONS NO. | DESCRIPTION | DATE |
|---------------|-------------|------|
|               |             |      |
|               |             |      |
|               |             |      |
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|               |             |      |



GSWCC LEVEL II #9832  
DATE: AUGUST 30, 2019

SCALE: 1" = 50'

SHEET:  
**1**

**SITE LOCATION MAP (N.T.S.)**

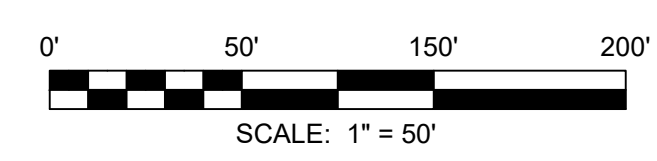
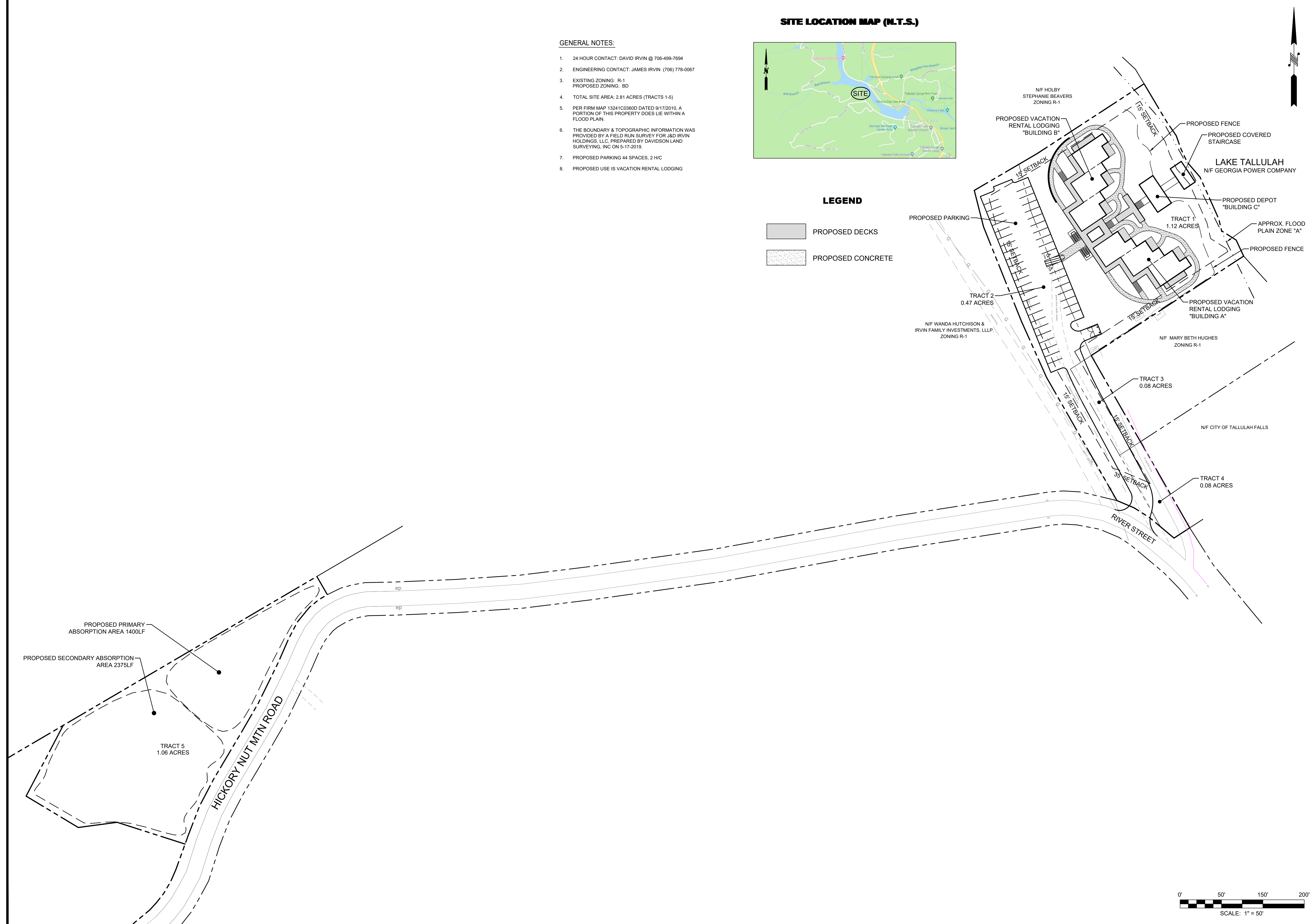


**GENERAL NOTES:**

- 24 HOUR CONTACT: DAVID IRVIN @ 706-499-7694
- ENGINEERING CONTACT: JAMES IRVIN (706) 778-0067
- EXISTING ZONING: R-1  
PROPOSED ZONING: BD
- TOTAL SITE AREA: 2.81 ACRES (TRACTS 1-5)
- PER FIRM MAP 13241C0360D DATED 9/17/2010, A PORTION OF THIS PROPERTY DOES LIE WITHIN A FLOOD PLAIN.
- THE BOUNDARY & TOPOGRAPHIC INFORMATION WAS PROVIDED BY A FIELD RUN SURVEY FOR J&D IRVIN HOLDINGS, LLC, PREPARED BY DAVIDSON LAND SURVEYING, INC ON 5-17-2019.
- PROPOSED PARKING 44 SPACES, 2 H/C
- PROPOSED USE IS VACATION RENTAL LODGING

**LEGEND**

- PROPOSED DECKS
- PROPOSED CONCRETE



GEORGIA DEPARTMENT OF NATURAL RESOURCES  
ENVIRONMENTAL PROTECTION DIVISION

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REVISED MAY 2016

APPLICATION FOR A 25-FOOT VEGETATIVE BUFFER ENCROACHMENT  
ON DESIGNATED WARM WATERS OF THE STATE

(Required prior to conducting land disturbing activities within the State-mandated 25-foot buffer in accordance with the Erosion and Sedimentation Act of 1975, as amended, O.C.G.A. 12-7-6(b)(15))

Property Owner's Name (Person): J & D IRVIN HOLDINGS, LLC

Company Name (if applicable):

Current Mailing Address: P.O. BOX 219, TALLULAH FALLS, GA 30573

Telephone: 706-499-7694 E-Mail: davidirvincpa@gmail.com

Contact Person's Name and Address: JAMES IRVIN  
164 PROFESSIONAL DRIVE, BALDWIN, GA 30511

Contact Person's Telephone: 404-379-1583 E-Mail: jirvin@foothillsltd.com

Contact Person's Company Name (if applicable): Foothills Land Design

Project Name: J & D IRVIN HOLDINGS PAD GRADING

Total Project Disturbed Acreage: 0.017 AC

Type of Project: PEDESTRIAN ACCESS (STAIRS) TO LAKE TALLULAH

Buffer Variance Criteria (391-3-7.05(2)(a) - (k)): a

Location of Buffer Impacts:

City (list only if the buffer impacts are located within jurisdictional boundaries of the municipality): TALLULAH FALLS

County (list only if the buffer impacts are located within jurisdictional boundaries of the county): RABUN

GPS Coordinates (decimal degrees): Latitude: 34.740615° Longitude: -83.402559°

Watershed Name and 8-digit HUC (Hydrologic Unit Code): TUGALOO 03060102

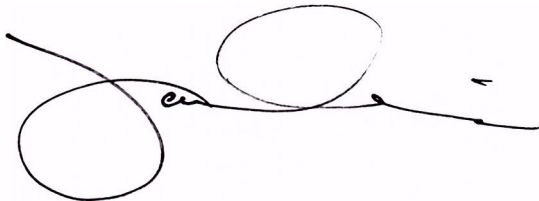
Detailed Directions to Project (attach location map and USGS quad sheet): I-75 N/I-85 N & Continue to Hall County; Continue onto GA-365 N/US-23 N which joins with US-441 N; Turn left onto Main Street at Tallulah Falls just before the Tallulah Gorge. Drive approximately 0.6 miles to driveway into property just before Hickory Nut Road..

Name of State water(s) Impacted: TALLULAH LAKE  
(if unnamed, indicate the first named waterbody that this State water flows into)

Total Area of Buffer Disturbance (square feet): 780 SF

Total Length of Buffer Disturbance (linear feet): 40 LF





Signature: \_\_\_\_\_

Date: \_\_\_\_\_

6-9-2020

- 1) Pursuant to DNR Rule 391-3-7.05, buffer variance applications will be reviewed by the Director only where the applicant provides reasonable evidence that impacts to the buffer have been avoided or minimized to the fullest extent practicable and only for the following criteria:
- (a) The project involves the construction or repair of an existing infrastructure project or a structure that, by its nature, must be located within the buffer. Such structures include, but are not limited to dams, public water supply intake structures, detention/retention ponds, waste water discharges, docks including access ways, boat launches including access ways, and stabilization of areas of public access to water; or
  - (b) The project will result in the restoration or enhancement to improve water quality and/or aquatic habitat quality; or
  - (c) Buffer intrusion is necessary to provide reasonable access to a property or properties; or
  - (d) The intrusion is for water and sewer lines that cannot reasonably be placed outside the buffer, and stream crossings and vegetative disturbance are minimized; or
  - (e) Crossing for utility lines, including but not limited to gas, liquid, power, telephone, and other pipelines, provided that the number of crossings and the amount of vegetative disturbance are minimized; or
  - (f) Recreational foot trails and viewing areas, providing that impacts to the buffer are minimal; or
  - (g) The project involves construction of one (1) single family home for residential use by the owner of the subject property and, at the time of adoption of this rule, there is no opportunity to develop the home under any reasonable design configuration unless a buffer variance is granted. Variances will be considered for such single family homes only if construction is initiated or local government approval is obtained prior to January 10, 2005; or
  - (h) For non-trout waters, the proposed land disturbing activity within the buffer will require a permit from the United States Army Corps of Engineers under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344, and the Corps of Engineers has approved a mitigation plan to be implemented as a condition of such a permit; or
  - (i) For non-trout waters, a plan is provided for buffer intrusion that shows that, even with the proposed land disturbing activity within the buffer, the completed project will result in maintained or improved water quality downstream of the project; or
  - (j) For non-trout waters, the project with a proposed land disturbing activity within the buffer is located in, or upstream and within ten linear miles of, a stream segment listed as impaired under Section 303(d) of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1313(d) and a plan is provided that shows that the completed project will result in maintained or improved water quality in such listed stream segment and that the project has no adverse impact relative to the pollutants of concern in such stream segment; or
  - (k) The proposed land disturbing activity within the buffer is not eligible for a permit from the United States Army Corps of Engineers under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344, but includes required mitigation in accordance with the current EPD Buffer Mitigation Guidance document, and involves:



- (1) piping, filling or re-routing of non-trout waters that are not jurisdictional Waters of the U.S.; or
- (2) stream buffer impacts due to new infrastructure projects adjacent to State waters (jurisdictional and non-jurisdictional Waters of the U.S.). This criterion shall not apply to maintenance and/or modification to existing infrastructure, which are covered under 391-3-7.05(2)(a).

NOTE: Projects that include “streambank or shoreline stabilization” (e.g., criterion (a)) or “streambank restoration” (e.g., criterion (b)) should adhere to the most current guidance documents: *Streambank and Shoreline Stabilization Guidance*, *Guidelines for Streambank Restoration* and *Streambank and Shoreline Stabilization – Techniques to Control Erosion and Protect Property*.

Projects reviewed under criteria (h), (i), (j) or (k) should adhere to the most current EPD guidance document, *Buffer Mitigation Guidance*, when applicable. All guidance documents are available on the EPD website, [www.epd.georgia.gov](http://www.epd.georgia.gov).

- 2) **Mail completed buffer variance application to:** Erosion and Sedimentation Control Unit  
Georgia Environmental Protection Division  
2 Martin Luther King Jr Drive SW, Suite 1462  
Atlanta, GA 30334

**NOTE: APPLICATIONS MUST BE ON THE MOST CURRENT FORMS PROVIDED BY EPD.**

- 3) **Address all items on the attached Buffer Impact Checklist and submit the completed checklist and other pertinent information with the buffer variance application to EPD.**

**NOTE: INCOMPLETE APPLICATIONS WILL BE RETURNED TO THE APPLICANT.**

- 4) **Within 60 days of receipt of a complete buffer variance application, EPD will either provide written comments to the applicant or propose to issue a buffer variance. EPD may request additional information related to the project necessary to effectively evaluate the buffer variance application. When EPD proposes to issue a buffer variance, the application process will continue in the following order:**

- (a) EPD will issue a public notice.
- (b) The public notice shall describe the proposed buffer encroachment, the location of the project, where the public can review site plans, and where comments should be sent.
- (c) The public shall have 30 days to comment on the proposed buffer variance.
- (d) Public notices are posted on EPD’s website at <https://epd.georgia.gov/public-advisories-requests-state-waters-buffer-variance>.

## BUFFER IMPACT CHECKLIST

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Pursuant to DNR Rule 391-3-7.05, all buffer variance applications must include the following information. All narrative descriptions, calculations and documentation must be provided on the Buffer Impact Checklist form below or in a separate report. All plans, letters from Local Issuing Authorities, copies of USACE permit applications, mitigation calculations for the appropriate criteria and permit approvals and site maps should be submitted as attachments:

**Y / N / NA**

- Y (1) Narrative description of the project, with details of the buffer disturbance, including estimated length of time for the disturbance and justification for why the disturbance is necessary.
- The owner is grading a pad for a future residential/rental building on the property. The disturbance in the buffer will consist of stairs from the pad area to the lake shore. There is a natural rock ledge and this is the only way to safely access the lake shore. Access has previously been done through an adjacent property. This access is no longer available.***
- Y (2) Delineate the total area (square feet) and length (linear feet) for each criterion and Calculate the totals for all buffer disturbances.
- 780 sf; 40 lf***
- N/A (3) Letter from the Local Issuing Authority (LIA), when applicable, stating that the LIA has visited the site and determined the presence of State waters that have a point of wretched vegetation that require a buffer and that a buffer variance is required as per the local erosion and sedimentation control ordinance.
- Not applicable for this project***
- N/A (4) For projects within the buffer of or upstream and within one linear mile of impaired stream segments on Georgia's "305(b)/303(d) List Documents (Final)," documentation that the project will have no adverse impacts relative to the pollutants of concern and if applicable, documentation that the project will be in compliance with the TMDL Implementation Plan(s).
- Not applicable for this project***
- N/A (5) For all **minor buffer impacts\*** (as defined in DNR Rules 391-3-7.01), a **Re-Vegetation Plan** with a descriptive narrative as described in the EPD guidance document, **Streambank and Shoreline Stabilization**, and/or a plan for permanent vegetation as per the **Manual for Erosion and Sedimentation Control in Georgia**.
- Not applicable for this project***

- Y (6) For all **major buffer impacts\*** (as defined in DNR Rules 391-3-7.01), a **Buffer Mitigation Plan** with a descriptive narrative addressing impacts to critical buffer functions based on an evaluation of existing buffer conditions and predicted post buffer conditions pursuant to DNR Rule 391-3-7.05(7).
- The disturbance area to the buffer is only shown due to construction activity for the stairs. The permanent disturbance will only be the posts for the stair structure. Any area which vegetation will be removed due to the construction will be replanted with native vegetation. This buffer disturbance will have no significant impact to the critical buffer functions of the lake.***
- Y (7) For variance requests under DNR Rules 391-3-7.05(2)(h),(i), (j) and (k), the application must include documentation that the project will mitigate buffer disturbances based on the EPD guidance document, Buffer Mitigation Guidance, addressing post-development total suspended solids (TSS), stormwater runoff reduction, water quality protection and aquatic/buffer habitat protection.
- The construction will adhere to the most current guidance documents: Streambank and Shoreline Stabilization Guidance, Guidelines for Streambank Restoration and Streambank and Shoreline Stabilization – Techniques to Control Erosion and Protect Property. Impervious surfaces from the lot, such as the residential building and pavements, will be disconnected from the lake. This will result in a filter area of natural vegetation before the stormwater reaches the lake. Fertilizers and pesticides will not be used within 25 feet of the lake. Any disturbance will be re-vegetated with native plants.***
- Y (8) For variance requests under DNR Rules 391-3-7.05(2)(i) and (j), the application must include the following:
- (a) Documentation that post-development stormwater management systems conform to the minimum standards for water quality, channel protection, overbank flood protection and extreme flood protection as established in the Georgia Stormwater Management Manual or the equivalent and if applicable, the Coastal Stormwater Supplement to the Georgia Stormwater Management Manual.
- The proposed stairs construction will have no effect on storm water runoff therefore this is not applicable for this project.***
- (b) Documentation that existing water quality will be maintained or improved based on predicted pollutant loadings under pre- and post-development conditions as estimated by models accepted by EPD.
- The proposed stairs construction will have no effect on the storm water quality as it will be of wooden construction with minimal footprint. The existing vegetation will be allowed to continue to grow underneath the stairs.***
- (c) For projects within the buffer of or upstream and within ten **linear** miles of impaired stream segments on Georgia's "305(b)/303(d) List Documents (Final)," documentation that the project will have no adverse impacts relative to the pollutants of concern as estimated by models accepted by EPD and if applicable, documentation that the project will be in compliance with the TMDL Implementation Plan(s).
- Not applicable for this project***

# BUFFER IMPACT CHECKLIST

Pursuant to DNR Rule 391-3-7.05, all buffer variance applications must include the following information. All narrative descriptions, calculations and documentation must be provided on the Buffer Impact Checklist form below or in a separate report. All plans, letters from Local Issuing Authorities, copies of USACE permit applications, mitigation calculations for the appropriate criteria and permit approvals and supporting documentation, and site maps should be submitted as attachments:

## Y / N / NA

NA (9) For variance requests under DNR Rule 391-3-7.05(2)(h), a copy of the permit application and mitigation calculations as submitted to the United States Army Corps of Engineers (USACE) under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344.

NA (10) For variance requests under DNR Rule 391-3-7.05(2)(k)(1), the application must include documentation from the USACE verifying the water bodies identified in the application are **non-jurisdictional** Waters of the U.S. under Section 404 of the Clean Water Act.

Y (11) Narrative description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.

***The 2.81 acre property is a square shaped lot which is moderately steep, but has a rock ledge down to the lake. The area at the lake shore is flat and previously was a railroad many years ago. The soils are Ramsey Lilly Association and the lot is cleared but some weedy underbrush. The upper portion of the property also had a railroad bed.***

Y (12) Any other reasonable information related to the project that may be deemed necessary to effectively evaluate the variance request.

***Please see attached pictures***

Y (13) **Site Map** that includes locations of all State waters, wetlands, floodplain boundaries and other natural features, as determined by a field survey.

***Please see attached erosion control plans***

Y (14) **Erosion, Sedimentation and Pollution Control Plan** with a dated and numbered detailed **Site Plan** delineating the locations of all structures, impervious surfaces, and the boundaries of the area of soil disturbance, both inside and outside of the buffer. Submit only the cover sheet and the sheets of the Erosion, Sedimentation and Pollution Control Plan that pertain to the buffer impacts.

***Please see attached erosion control plans***

NA (15) **Stormwater Control Plan** once site stabilization is achieved, when required by a local stormwater ordinance.

***Not applicable for this project***



**NOTES:**

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**Minor Buffer Impact**, as defined in DNR Rules 391-3-7.01, means an impact that upon completion yields no additional above ground, man-made materials or structures within the buffer, and maintains the original grade, and results in less than 5,000 square feet of buffer impacts per stream crossing and/or less than 5,000 square feet of buffer impacts per individual area of encroachment for each project.

**Major Buffer Impact**, as defined in DNR Rules 391-3-7.01, means any impact that does not meet the definition of **Minor Buffer Impact**.

- SOIL LIMITS**
- ..... CONSTRUCTION LIMITS
  - [Grid] GEOTEXTILE MATTING
  - (Sd1-S) BEDROCK BARRIERS SOFT FENCE TYPE (BEDROCK)
  - (Co) CONSTRUCTION EXIT
  - (Su) SURFACE ROCK BENCH
  - [S] SLOPE & TIME CALCULATION BY GEOTEXTILE MATTING
  - [Dn1] DISTURBED AREA STABILIZATION WITH TEMPORARY VEGETATION
  - [Dn2] DISTURBED AREA STABILIZATION WITH TEMPORARY VEGETATION
  - [Dn3] DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION

**EROSION NOTES:**  
**CONSTRUCTION EXIT LOCATION:**  
 LATITUDE: 34.72882° N  
 LONGITUDE: 83.40394° W

**SOILS IN DISTURBED AREA:**  
 LNE- LILLY FINE SANDY LOAM, 10-25% SLOPES  
 RLF- RAMSEY- LILLY ASSOCIATION, STONY, STEEP

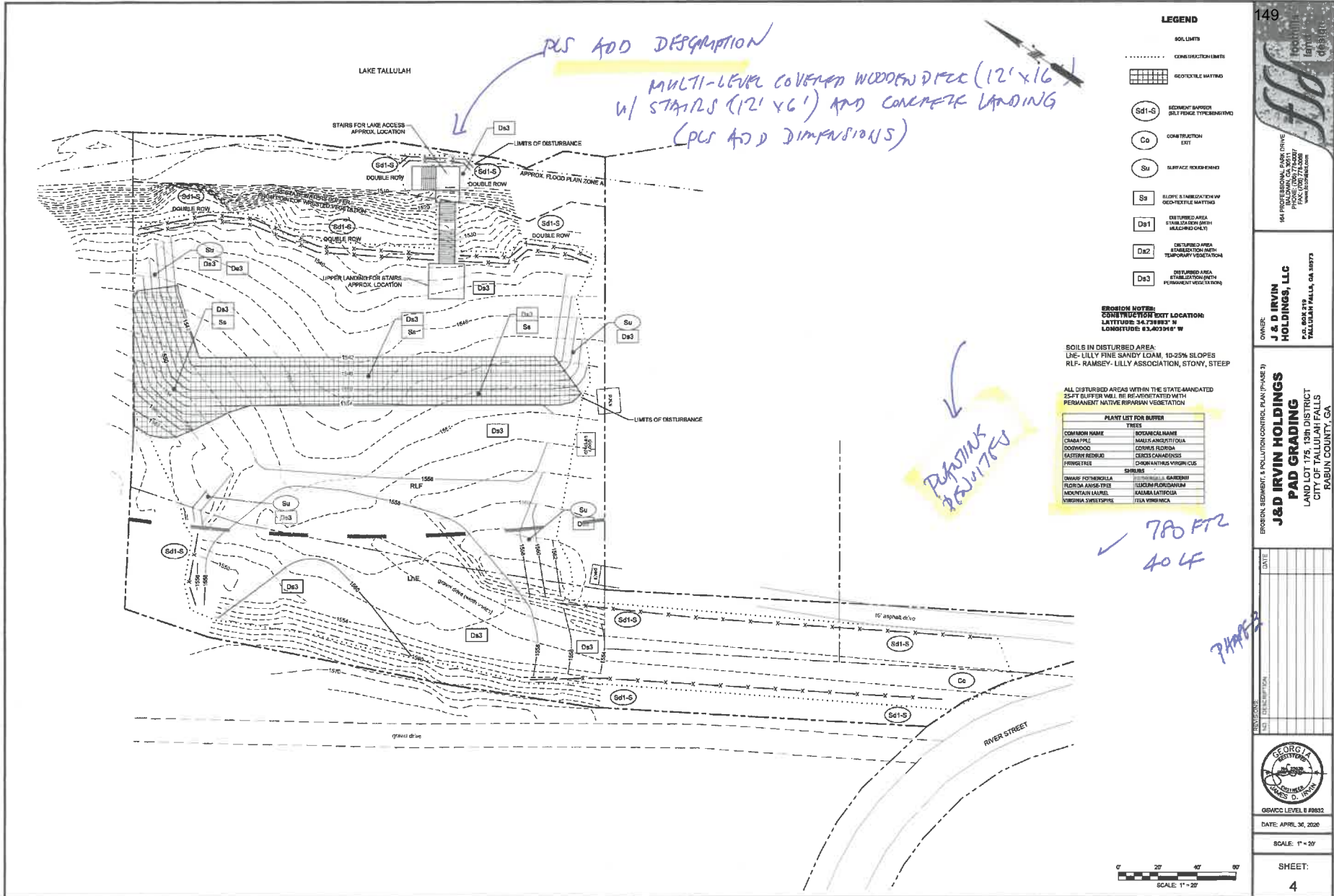
ALL DISTURBED AREAS WITHIN THE STATE-MANDATED 25-FT BUFFER WILL BE RE-VEGETATED WITH PERMANENT NATIVE RIPARIAN VEGETATION

**PLANT LIST FOR BUFFER**

| COMMON NAME | BOTANICAL NAME        |
|-------------|-----------------------|
| ORANGE PLE  | MALVUS ANGUSTIFOLIUS  |
| DOGWOOD     | CORNUS FLORIDA        |
| SASTRY BUSH | CERIS CANADENSIS      |
| SHRUBS      | CHONANTHUS VIRGINICUS |
| ORANGE PLE  | MALVUS ANGUSTIFOLIUS  |
| DOGWOOD     | CORNUS FLORIDA        |
| SASTRY BUSH | CERIS CANADENSIS      |
| SHRUBS      | CHONANTHUS VIRGINICUS |

*780 FT  
40 FT*

*PLS ADD DESIGNATION  
 MULTI-LEVEL COVERED WOODEN DECK (12' x 16')  
 W/ STAIRS (12' x 6') AND CONCRETE LANDINGS  
 (PLS ADD DIMENSIONS)*



| Scientific Name                | Common Name        | Plant Type                | Region * | Establishment Speed |
|--------------------------------|--------------------|---------------------------|----------|---------------------|
| <i>Magnolia virginiana</i>     | sweetbay           | small tree                | P, C     |                     |
| <i>Myrica cerifera</i>         | southern waxmyrtle | small shrub               | C        | slow                |
| <i>Nyssa aquatica</i>          | swamp tupelo       | large tree                | C        | slow                |
| <i>Nyssa ogeche</i>            | ogeche lime        | large shrub to small tree | C        | medium              |
| <i>Nyssa sylvatica</i>         | blackgum           | tall tree                 | M, P, C  | slow                |
| <i>Ostrya virginiana</i>       | hophornbean        | small tree                | M, P, C  | slow                |
| <i>Persea borbonia</i>         | redbay             | small to large tree       | C        | slow                |
| <i>Platanus occidentalis</i>   | sycamore           | large tree                | M, P, C  | fast                |
| <i>Populus deltoides</i>       | eastern cottonwood | tall tree                 | M, P, C  | fast                |
| <i>Quercus alba</i>            | white oak          | large tree                | M, P, C  | slow                |
| <i>Quercus laurifolia</i>      | swamp laurel oak   | tree                      | C        | fast                |
| <i>Quercus lyrata</i>          | overcup oak        | medium tree               | P, C     | slow                |
| <i>Quercus michauxii</i>       | swamp chestnut oak | medium tree               | M, P, C  | fair                |
| <i>Quercus nigra</i>           | water oak          | medium tree               | M, P, C  | slow                |
| <i>Quercus palustris</i>       | pin oak            | large tree                | M        | fast                |
| <i>Quercus phellos</i>         | willow oak         | medium to large tree      | M, P, C  | medium              |
| <i>Quercus shumardii</i>       | shumard oak        | large tree                | P, C     | slow                |
| <i>Rhododendron atlanticum</i> | coast azalea       | small shrub               | P, C     |                     |
| <i>Rhododendron viscosum</i>   | swamp azalea       | shrub                     | P, C     |                     |
| <i>Salix nigra</i>             | black willow       | small to large tree       | M, P, C  | fast                |
| <i>Taxodium distichum</i>      | baldcypress        | medium tree               | C        | fast                |
| <i>Tsuga canadensis</i>        | eastern hemlock    | large tree                | M        | slow                |
| <i>Viburnum nudum</i>          | swamp haw          | large shrub               | M, P, C  |                     |

\*M=Mountain, P=Piedmont, C=Coastal

## RECOMMENDED PLANTING DENSITIES

**NOTE:** EPD recommends that trees be planted at a density of 10 feet on center (ft o.c.) or 436 trees per acre. If planted alone, shrubs should be planted at an average density of 6 ft o.c. (1210 shrubs per acre) and groundcovers (4" containers) at an average density of 1.5 ft o.c. (19,360 containers per acre). When combined with planting trees, shrubs and/or groundcover may be planted at a density of 774 shrubs per acre and 18,150 containers per acre. Live stakes are typically planted at 2 ft o.c. Please reference <http://www.soundnativeplants.com/calculator.htm> for further planting density information.

### Appendix A – Woody Plants for Soil Bioengineering and Associated Systems in Georgia

| Scientific Name                  | Common Name       | Plant Type                | Region * | Establishment Speed |
|----------------------------------|-------------------|---------------------------|----------|---------------------|
| <i>Acer negundo</i>              | boxelder          | small to medium tree      |          | fast                |
| <i>Acer rubrum</i>               | red maple         | medium tree               | M, P, C  | fast                |
| <i>Alnus serrulata</i>           | smooth alder      | large shrub               | M, P, C  | medium              |
| <i>Amorpha fruticosa</i>         | false indigo      | shrub                     | M, P, C  | fast                |
| <i>Aronia arbutifolia</i>        | red chokeberry    | shrub                     | M, P, C  | fast                |
| <i>Asimina triloba</i>           | pawpaw            | small tree                | M, P, C  |                     |
| <i>Betula nigra</i>              | river birch       | medium to large tree      | M, P, C  | fast                |
| <i>Carpinus caroliniana</i>      | american hornbeam | small tree                | M, P, C  | slow                |
| <i>Carya cordiformis</i>         | bitternut hickory | tree                      | P, C     |                     |
| <i>Catalpa bignonioides</i>      | southern catalpa  | tree                      | P, C     | fair                |
| <i>Celtis laevigata</i>          | sugarberry        | medium tree               | P, C     | slow                |
| <i>Celtis occidentalis</i>       | hackberry         | medium tree               | P, C     | slow                |
| <i>Cephalanthus occidentalis</i> | buttonbush        | large shrub               | M, P, C  | medium              |
| <i>Chionanthus virginicus</i>    | fringe tree       | small tree                | P, C     |                     |
| <i>Clethra alnifolia</i>         | sweet pepperbush  | shrub                     | P, C     |                     |
| <i>Cornus amomum</i>             | silky dogwood     | small shrub               | M, P     | medium              |
| <i>Cornus florida</i>            | flowering dogwood | small tree                | M, P, C  | fair                |
| <i>Cyrilla racemiflora</i>       | titi              | small tree                | C        |                     |
| <i>Diospyros virginiana</i>      | persimmon         | medium tree               | M, P, C  | fair                |
| <i>Fraxinus caroliniana</i>      | carolina ash      | large tree                | C        | fast                |
| <i>Fraxinus pennsylvanica</i>    | green ash         | medium tree               | M, P, C  | fast                |
| <i>Gleditsia triacanthos</i>     | honeylocust       | medium tree               | P, C     | fast                |
| <i>Hibiscus aculeatus</i>        | hibiscus          | shrub                     | C        |                     |
| <i>Ilex coriacea</i>             | sweet gallberry   | small to large shrub      | C        |                     |
| <i>Ilex decidua</i>              | possumhaw         | large shrub to small tree | P, C     |                     |
| <i>Ilex glabra</i>               | bitter gallberry  | small shrub               | C        |                     |
| <i>Ilex opaca</i>                | american holly    | small tree                | M, P, C  | medium              |
| <i>Ilex verticillata</i>         | winterberry       | small to large shrub      | M, P     |                     |
| <i>Ilex vomitoria</i>            | yaupon            | large shrub               | C        |                     |
| <i>Juglans nigra</i>             | black walnut      | medium tree               | M, P     | fair                |
| <i>Juniperus virginiana</i>      | eastern redcedar  | large tree                | M, P, C  | medium              |
| <i>Leucothoe axillaries</i>      | leucothoe         | small to large shrub      | C        |                     |
| <i>Lindera benzoin</i>           | spicebush         | shrub                     | M        |                     |
| <i>Liquidambar styraciflua</i>   | sweetgum          | large tree                | M, P, C  |                     |
| <i>Liriodendron tulipifera</i>   | tulip poplar      | large tree                | M, P     | fast                |
| <i>Lyonia lucida</i>             | fetterbush        | small to large shrub      | C        |                     |

### Appendix B – Plants Suitable for Rooting as Cuttings (Live Stakes) in Georgia

| Scientific Name                  | Common Name        | Plant Type           | Rooting Ability* | Region  |
|----------------------------------|--------------------|----------------------|------------------|---------|
| <i>Acer negundo</i>              | boxelder           |                      |                  | M, P, C |
| <i>Asimina triloba</i>           | pawpaw             | small tree           | poor to fair     | M, P, C |
| <i>Baccharis halimifolia</i>     | groundsel bush     | medium shrub         | good             | P, C    |
| <i>Cephalanthus occidentalis</i> | buttonbush         | large shrub          | fair to good     | M, P, C |
| <i>Cornus amomum</i>             | silky dogwood      | small shrub          | fair             | M, P    |
| <i>Cornus sericea</i>            | red osier dogwood  |                      |                  | M, P    |
| <i>Gleditsia triacanthos</i>     | honeylocust        | medium tree          | poor to fair     | P, C    |
| <i>Populus deltoides</i>         | eastern cottonwood | tall tree            | very good        | M, P, C |
| <i>Robinia sp.</i>               | black locust       |                      |                  | P, M    |
| <i>Salix discolor</i>            | pussy willow       | large shrub          | very good        |         |
| <i>Salix nigra</i>               | black willow       | small to large tree  | good to excel    | M, P, C |
| <i>Salix purpurea</i>            | purpleosier willow | medium tree          | excel            | M, P, C |
| <i>Sambucus canadensis</i>       | american elder     | medium shrub         | good             | M, P    |
| <i>Viburnum dentatum</i>         | arrowwood          | medium to tall shrub | good             | M, P, C |
| <i>Viburnum lentago</i>          | nannyberry         | large shrub          | fair to good     | M, P, C |

\*Rooting ability from cutting





### Appendix C – Grasses and Forbs Useful in Conjunction with Soil Bioengineering and Associated Systems in the Southeast

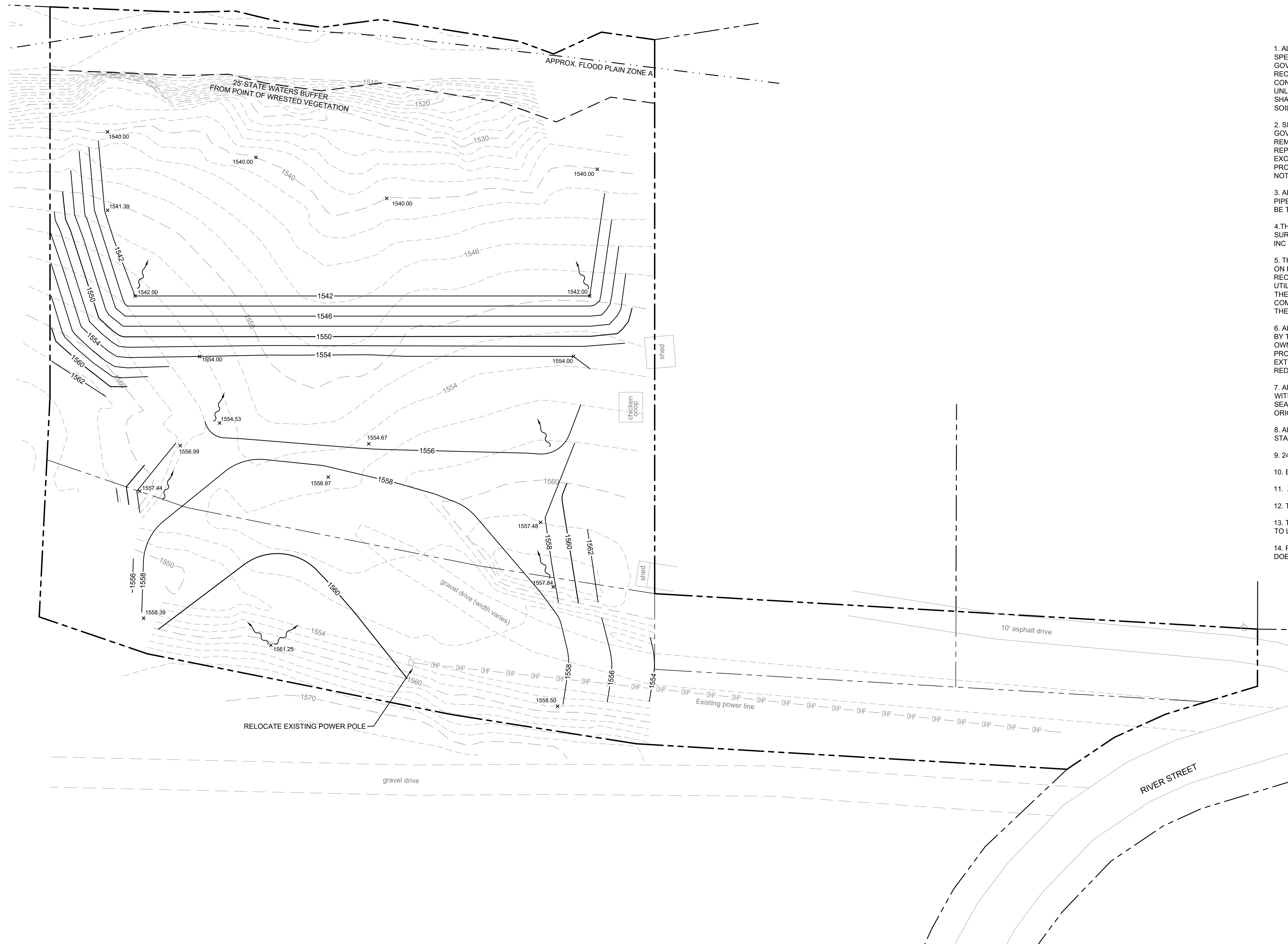
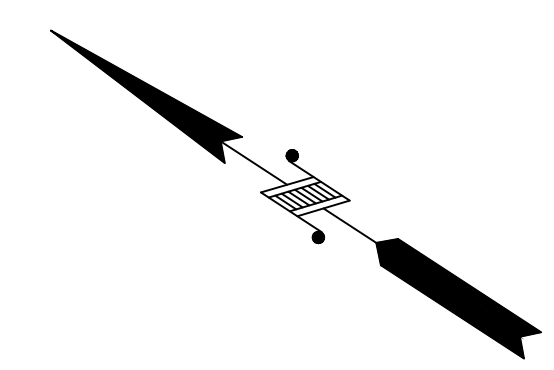
| Scientific Name                | Common Name         | Soil Preference | Drought Tolerance | Shade Tolerance | Flood Tolerance |
|--------------------------------|---------------------|-----------------|-------------------|-----------------|-----------------|
| <i>Ammophila breviligulata</i> | american beachgrass | sands           | fair              | poor            |                 |
| <i>Andropogon gerardii</i>     | big bluestem        | loams           | good              | poor            | fair            |
| <i>Arundo donax</i>            | giant reed          | sandy           | good              | poor            | poor            |
| <i>Herartrbia altissima</i>    | limpograss          | sandy           | poor              | poor            | good            |
| <i>Panicum amarulum</i>        | coastal panicgrass  | sands to loams  | good              | poor            | good            |
| <i>Panicum virgatum</i>        | switchgrass         | loams to sands  | good              | poor            | good            |
| <i>Paspalum vaginatum</i>      | seashore paspalum   | sandy           |                   | poor            | good            |
| <i>Pennisetum purpureum</i>    | elephant grass      |                 |                   | poor            |                 |
| <i>Spartina pectinata</i>      | prarie cordgrass    | sands to loams  | good              | fair            | fair            |
| <i>Zizaniopsis miliacea</i>    | giant cutgrass      | loam            | poor              | poor            | good            |



LAKE TALLULAH

LEGEND

-  PROPOSED SURFACE WATER FLOW
-  PROPOSED CONTOUR
-  EXISTING CONTOUR
-  PROPOSED SPOT ELEVATION



1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. IF A SOILS REPORT IS AVAILABLE THEN RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.

2. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.

3. ALL HDPE PIPE SHALL BE DOUBLE WALL SMOOTH INTERIOR PIPE, PREAPPROVED PIPES INCLUDE ADS N-12, HANCOR HI-Q, AND SOUTHEAST CULVERT NFLOW. CMP TO BE TYPE 2 ALUMINIZED.

4. THE BOUNDARY & TOPOGRAPHIC INFORMATION WAS PROVIDED BY A FIELD RUN SURVEY FOR J&D IRVIN HOLDINGS, LLC, PREPARED BY DAVIDSON LAND SURVEYING, INC ON 5-17-2019.

5. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS, VISUAL FIELD INSPECTIONS, AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO VERIFY UTILITY LOCATIONS AND CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

6. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES.

7. ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF Foothills Land Design, LLC, voids the seal shown hereon and any liability associated with this project. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

8. ALL CONSTRUCTION SHALL CONFORM TO CURRENT APPLICABLE RABUN COUNTY STANDARDS AND SPECIFICATIONS.

9. 24 HOUR CONTACT: BRAIN IRVIN 706-491-9042

10. ENGINEERING CONTACT: JAMES IRVIN (706) 778-0067

11. ZONING: R1

12. TOTAL SITE AREA: 2.81 ACRES

13. THE INSTALLATION OF EROSION CONTROL MEASURES SHALL TAKE PLACE PRIOR TO LAND DISTURBING ACTIVITIES.

14. PER FIRM MAP 13241C0360D DATED 9/17/2010, A PORTION OF THIS PROPERTY DOES LIE WITHIN A FLOOD PLAIN.

**fhd** foothills land design

164 PROFESSIONAL PARK DRIVE  
TALLULAH FALLS, GA 30573  
PHONE: (706) 778-0067  
FAX: (706) 778-0069  
www.foothillsld.com

OWNER:  
**J & D IRVIN HOLDINGS, LLC**  
P.O. BOX 219  
TALLULAH FALLS, GA 30573

GRADING AND DRAINAGE PLAN  
**J&D IRVIN HOLDINGS PAD GRADING**  
LAND LOT 175, 13th DISTRICT  
CITY OF TALLULAH FALLS  
RABUN COUNTY, GA

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
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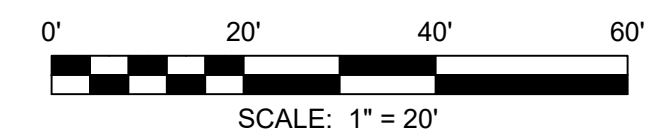
GEORGIA REGISTERED ENGINEER  
No. 25935  
JAMES D. IRVIN

GSWCC LEVEL II #9832

DATE: APRIL 30, 2020

SCALE: 1" = 20'

SHEET:  
**1**

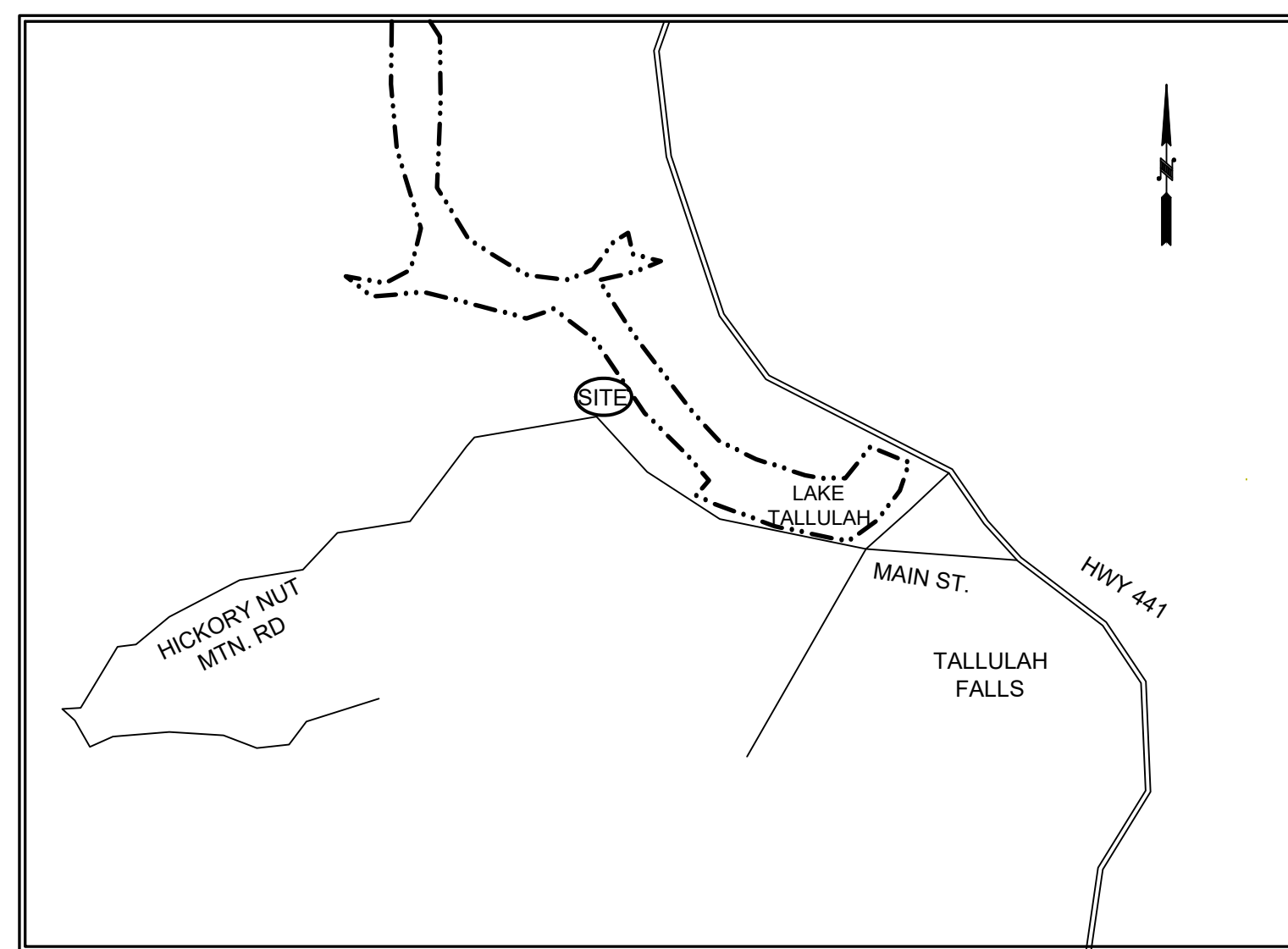




PROJECT CONSTRUCTION SCHEDULE

| ACTIVITY DESCRIPTION | MONTH 1 | MONTH 2 |
|----------------------|---------|---------|
| BMP INSTALLATION     | █       | █       |
| BMP MAINTENANCE      | █       | █       |
| ROUGH GRADING        | █       | █       |
| TEMP VEGETATION      | █       | █       |
| FINAL GRADING        |         | █       |
| FINAL VEGETATION     |         | █       |

SITE LOCATION MAP (N.T.S.)

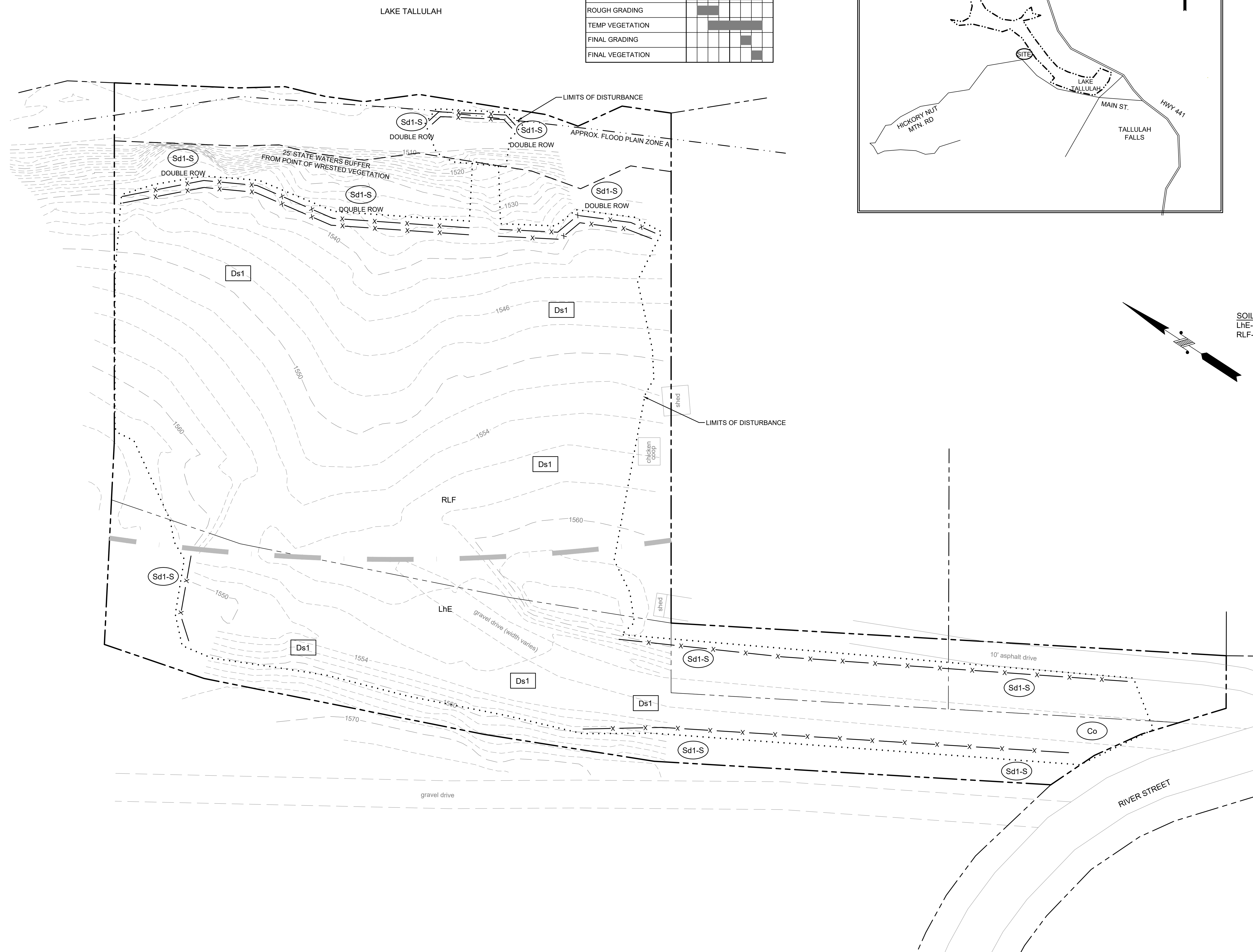


LEGEND

- SOIL LIMITS
- ..... CONSTRUCTION LIMITS
- [Grid Pattern] GEOTEXTILE MATTING
- (Sd1-S) SEDIMENT BARRIER (SILT FENCE TYPE SENSITIVE)
- (Co) CONSTRUCTION EXIT
- (Su) SURFACE ROUGHENING
- [Ss] SLOPE STABILIZATION W/ GEO-TEXTILE MATTING
- [Ds1] DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
- [Ds2] DISTURBED AREA STABILIZATION (WITH TEMPORARY VEGETATION)
- [Ds3] DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

**EROSION NOTES:**  
**CONSTRUCTION EXIT LOCATION:**  
**LATITUDE: 34.739983° N**  
**LONGITUDE: 83.403016° W**

SOILS IN DISTURBED AREA:  
 LhE- LILLY FINE SANDY LOAM, 10-25% SLOPES  
 RLF- RAMSEY- LILLY ASSOCIATION, STONY, STEEP



**ffd** foothills land design  
 164 PROFESSIONAL PARK DRIVE  
 RABUN COUNTY, GA 30511  
 PHONE: (706) 778-0067  
 FAX: (706) 778-0069  
 www.foothillsid.com

OWNER:  
**J & D IRVIN HOLDINGS, LLC**  
 P.O. BOX 219  
 TALLULAH FALLS, GA 30573

DEMOLITION, EROSION, SEDIMENT, & POLLUTION CONTROL PLAN  
 (PHASE 1)  
**J & D IRVIN HOLDINGS**  
**PAD GRADING**  
 LAND LOT 175, 13th DISTRICT  
 CITY OF TALLULAH FALLS  
 RABUN COUNTY, GA

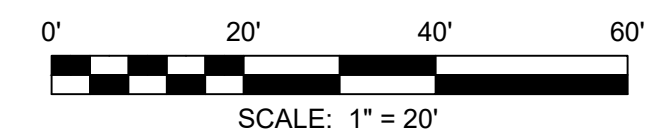
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GEORGIA REGISTERED ENGINEER  
 No. 25935  
 JAMES D. IRVIN  
 GSWCC LEVEL II #9832

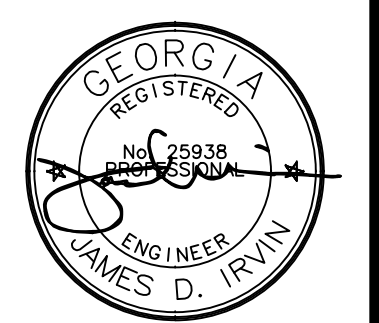
DATE: APRIL 30, 2020

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| NO. | DESCRIPTION | DATE |
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GSWCC LEVEL II #9832

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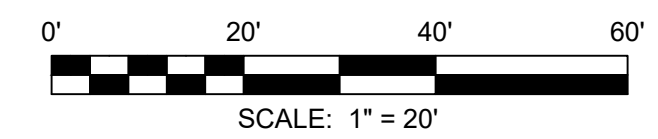
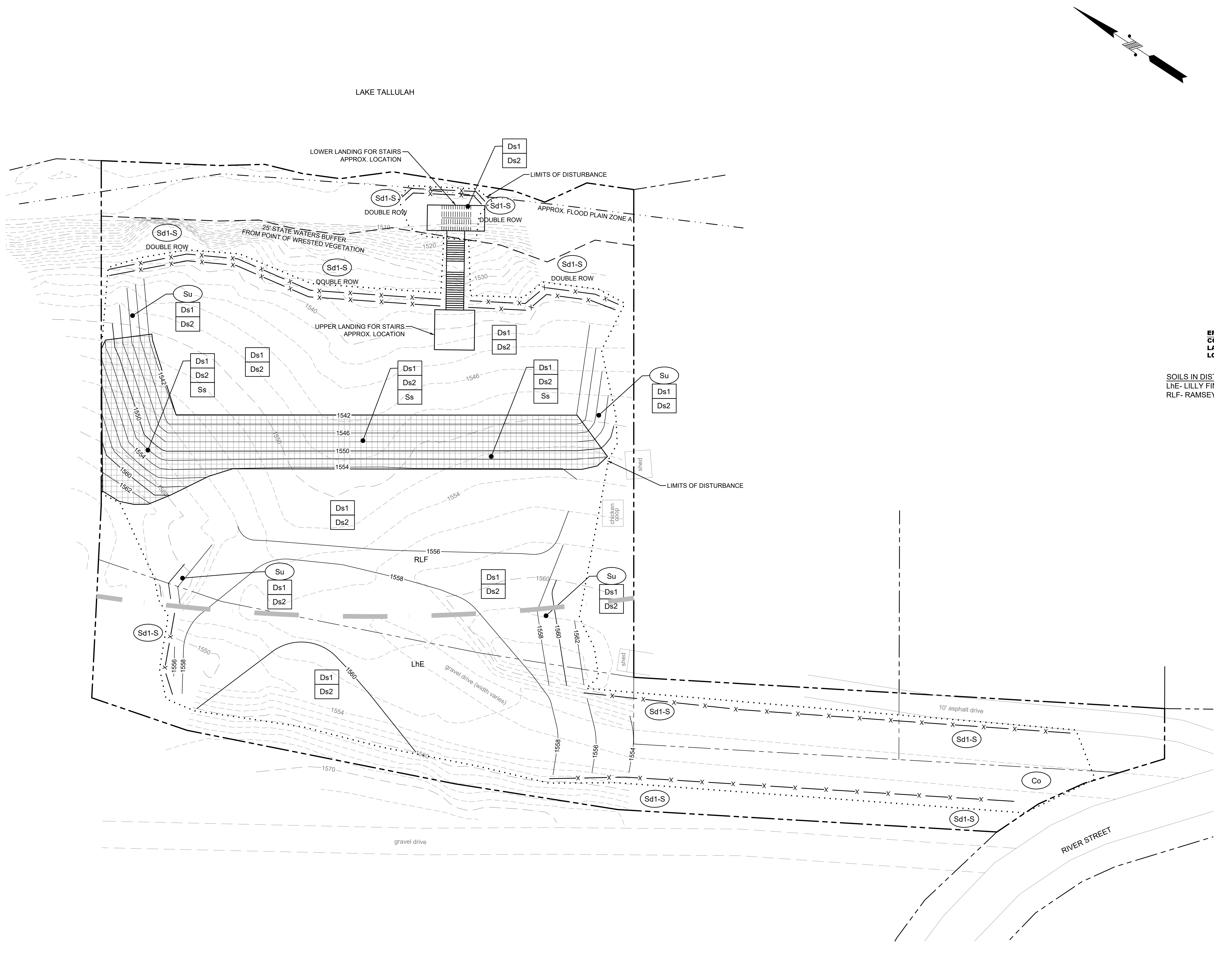
SHEET:  
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**LEGEND**

- SOIL LIMITS
- ..... CONSTRUCTION LIMITS
- [Grid Pattern] GEOTEXTILE MATTING
- (Sd1-S) SEDIMENT BARRIER (SILT FENCE TYPE SENSITIVE)
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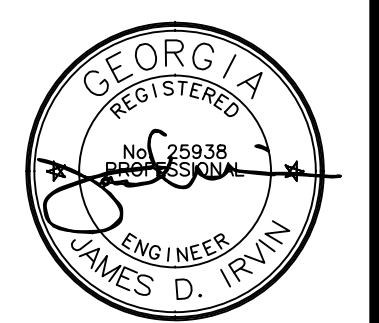
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SOILS IN DISTURBED AREA:  
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 RLF- RAMSEY- LILLY ASSOCIATION, STONY, STEEP





| NO. | DESCRIPTION | DATE |
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GSWCC LEVEL II #9832

DATE: APRIL 30, 2020

SCALE: 1" = 20'

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**LEGEND**

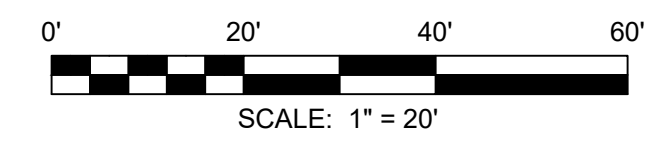
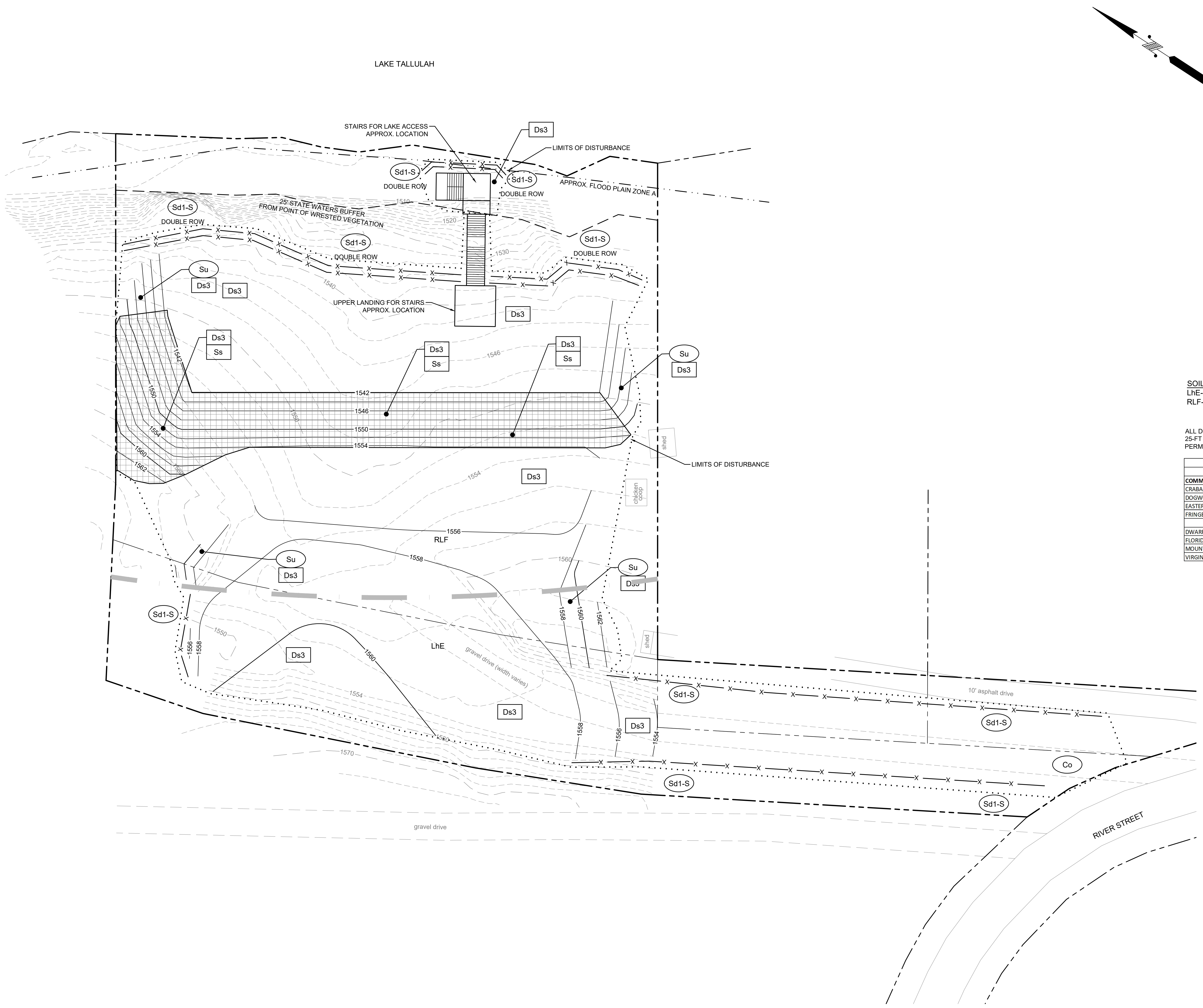
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 RLF- RAMSEY- LILLY ASSOCIATION, STONY, STEEP

ALL DISTURBED AREAS WITHIN THE STATE-MANDATED 25-FT BUFFER WILL BE RE-VEGETATED WITH PERMANENT NATIVE RIPARIAN VEGETATION

| PLANT LIST FOR BUFFER |                        |
|-----------------------|------------------------|
| TREES                 |                        |
| COMMON NAME           | BOTANICAL NAME         |
| CRABAPPLE             | MALUS ANGUSTIFOLIA     |
| DOGWOOD               | CORNUS FLORIDA         |
| EASTERN REDBUD        | CERCIS CANADENSIS      |
| FRINGETREE            | CHIONANTHUS VIRGINICUS |
| SHRUBS                |                        |
| DWARF FOTHERGILLA     | FOTHERGILLA GARDENII   |
| FLORIDA ANISE-TREE    | ILLICUM FLORIDANUM     |
| MOUNTAIN LAUREL       | KALMIA LATIFOLIA       |
| VIRGINIA SWEETSPIRE   | ITEA VIRGINICA         |





GENERAL NOTES

- 1. 24 HOUR EMERGENCY CONTACT RESPONSIBLE FOR EROSION, SEDIMENTATION, AND POLLUTION CONTROLS: BRIAN IRVIN @ (706) 491-9042
- 2. PRIMARY PERMITTEE: J & D IRVIN HOLDINGS, LLC P.O. BOX 219 TALLULAH FALLS, GA 30573
- 3. TOTAL SITE AREA: 2.81 ACRES ESTIMATED DISTURBED AREA: 1.20 ACRES
- 4. THE NATURE OF THIS CONSTRUCTION ACTIVITY WILL BE FOR GRADING A FLAT AREA & PREPARING PROPERTY FOR FUTURE USE.
- 5. STORM WATER FLOWS FROM THIS SITE TO LAKE TALLULAH.
- 6. ENGINEER'S CERTIFICATE

"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORMWATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT No. GAR100001."

"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

GSWCC LEVEL II CERTIFICATION #: 9832

DESIGN PROFESSIONAL: JAMES D. IRVIN, PE  
164 PROFESSIONAL DRIVE  
BALDWIN, GA 30511  
PHONE: 706-778-0067  
FAX: 706-778-0069

- 7. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION.
  - 8. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
  - 9. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
  - 10. WASTE MATERIALS:
    - WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
    - ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE.
    - ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURES FOR WASTE DISPOSAL. A NOTICE STATING THESE PRACTICES WILL BE POSTED AT THE JOBSITE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.
  - 11. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
  - 12. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
  - 13. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
  - 14. THE STORM WATER FROM THIS PROPERTY DOES NOT DISCHARGE INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF AN BIOTA IMPAIRED STREAM SEGMENT. ANY CONSTRUCTION ACTIVITY WHICH DISCHARGES STORM WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE, UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF AN BIOTA IMPAIRED STREAM SEGMENT MUST COMPLY WITH PART III. C. OF THE PERMIT. THE ES&PC PLAN MUST INCLUDE THE COMPLETED APPENDIX 1\* LISTING. THE BMP'S THAT WILL BE USED FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO THE IMPAIRED STREAM SEGMENT.
- \*IF A TMDL IMPLEMENTATION PLAN FOR SEDIMENT HAS BEEN FINALIZED FOR THE IMPAIRED STREAM SEGMENT (IDENTIFIED ABOVE) AT LEAST SIX MONTHS PRIOR TO SUBMITTAL OF NOI, THE ES&PC PLAN MUST ADDRESS ANY SITE-SPECIFIC CONDITIONS OR REQUIREMENTS INCLUDED IN THE TMDL IMPLEMENTATION PLAN.

- 15. PRACTICES USED TO REDUCE POLLUTANTS IN STORMWATER DISCHARGES:
  - PETROLEUM BASED PRODUCTS: CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS AND STORM WATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL STATE REGULATIONS.
  - PAINTS/FINISHES/SOLVENTS: ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
  - CONCRETE TRUCK WASHING PROHIBITED: NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.
  - FERTILIZER/HERBICIDES: THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.
  - BUILDING MATERIALS: NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIAL WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.
- 16. BMP'S FOR REMEDIATION OF PETROLEUM SPILLS AND LEAKS: LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL. MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS MOPS, RAGS, GLOVES GOGGLES, CAT LITTER, SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS. SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS. FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER). THE NATIONAL RESPONSE CENTER WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675. FOR SPILLS OF AN UNKNOWN AMOUNT, THE NRC WILL BE ONTACTED WITHIN 24 HOURS AT 1-800-426-2675. FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS. FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCEIS WILL BE CONTACTED AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.
- 17. THE MAJORITY OF THE STORMWATER WILL DRAIN TO THE STORMWATER MANAGEMENT POND WHICH WILL ALLOW POLLUTANTS TO SETTLE BEFORE THE STORMWATER EXITS THE POND. THIS WILL CONTROL POLLUTANTS IN STORM WATER THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED.
- 18. FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE, PROVIDE COVER (E.G. PLASTIC SHEETING, TEMPORARY ROOFS) TO MINIMIZE THE EXPOSURE OF THESE PRODUCTS TO PRECIPITATION AND TO STORMWATER, OR A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THESE AREAS. MINIMIZATION OF EXPOSURE IS NOT REQUIRED IN CASES WHERE EXPOSURE TO PRECIPITATION AND TO STORMWATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS, OR WHERE EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSES LITTLE RISK TO STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE).
- 19. INSPECTION REQUIREMENTS
  - PRIMARY AND TERTIARY PERMITTEES
  - INSPECTIONS MADE BY QUALIFIED PERSONNEL ONLY
  - DAILY INSPECTIONS:
    - AREAS WHERE PETROLEUM PRODUCTS ARE STORED, USED OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT.
    - VEHICLES ENTRANCES AND EXITS FOR OFF-SITE TRACKING.
    - DAILY RAINFALL.
  - WEEKLY AND WITHIN 24 HOURS OF EACH RAINFALL > 0.5":
    - DISTURBED AREAS NOT YET FINALLY STABILIZED.
    - AREAS USED FOR STORAGE OF MATERIALS.
    - STRUCTURAL CONTROL MEASURES.
    - DISCHARGE POINTS AS ACCESSIBLE TO DETERMINE IF POLLUTANTS ARE LEAVING SITE.
  - MONTHLY:
    - AREAS OF SITE THAT HAVE REACHED FINAL STABILIZATION FOR EVIDENCE OF IMPACTS TO STATE WATERS BY POLLUTANTS AND SEDIMENT.

- 20. STORM WATER SAMPLES ARE TO BE ANALYZED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 AND THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT. EPA 833-8-92-001."

STORM WATER IS TO BE SAMPLED FOR NEPHELOMETRIC TURBIDITY UNITS (NTU) AT THE OUTFALL LOCATION. A DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE IS CHARGE EXCEEDING 25. THE VALUE THAT WAS SELECTED FROM APPENDIX B IN PERMIT NO. GAR 100001. THE NTU IS BASED UPON THE DISTURBED AREA OF 1.20 ACRES FOR THE PROJECT SITE, THE SURFACE WATER DRAINAGE AREA OF 0.1 SQUARE MILES, AND RECEIVING WATER WHICH SUPPORTS COLD WATER FISHERIES.

APPENDIX B  
COLD WATER (TROUT STREAM)

| SURFACE WATER DRAINAGE AREA (SQUARE MILES) | SURFACE WATER DRAINAGE AREA (SQUARE MILES) |        |          |          |          |            |
|--|--|--------|----------|----------|----------|------------|
|  | 0-4.99                                     | 5-9.99 | 10-24.99 | 25-49.99 | 50-99.99 | 100-249.99 |
| 1.00-1.00                                  | 25   | 50     | 75       | 150      | 300      | 500        |
| 10.01-25                                   | 25   | 25     | 50       | 75       | 150      | 200        |
| 25.01-50                                   | 25   | 25     | 25       | 50       | 75       | 100        |
| 50.01-100                                  | 20   | 25     | 25       | 35       | 59       | 75         |
| 100.01-249.99                              | 20   | 20     | 25       | 25       | 50       | 60         |

- 21. TO THE ENGINEER'S KNOWLEDGE, THERE ARE ON-SITE WETLANDS AND/OR STATE WATERS LOCATED ON AND/OR WITHIN 200 FEET OF THE PROJECT SITE.
- 22. PRE-DEVELOPED CURVE NUMBER OF PROJECT AREA: 55  
POST-DEVELOPED CURVE NUMBER OF PROJECT AREA: 61
- 23. SEDIMENT STORAGE: SEDIMENT STORAGE REQUIRED = 1.20 AC x 67 CY/AC = 80.4 CY  
SEDIMENT STORAGE USING SILT FENCE IS 0.17 CY/LF.  
SILT FENCE STORAGE PROVIDED = 0.17 CY/LF x 703 LF = 119.5 CY
- 24. ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. THE JOB SUPERINTENDENT, WHO WILL ALSO BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED, WILL INSTRUCT SITE PERSONNEL IN THESE PRACTICES. MATERIAL SAFETY DATA SHEETS (MSDS'S) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. AN MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED AND/OR USED AND ANOTHER COPY OF EACH MSDS WILL BE MAINTAINED IN THE ES&PC FILE AT THE JOB SITE CONSTRUCTION TRAILER OFFICE. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES. THE CONTRACTOR WILL IMPLEMENT THE SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN FOUND WITHIN THIS ES&PC AND WILL TRAIN ALL PERSONNEL IN THE PROPER CLEANUP AND HANDLING OF SPILLED MATERIALS. NO SPILLED HAZARDOUS MATERIALS OR HAZARDOUS WASTES WILL BE ALLOWED TO COME IN CONTACT WITH STORM WATER DISCHARGES. IF SUCH CONTACT OCCURS, THE STORM WATER DISCHARGES WILL BE CONTAINED ON SITE UNTIL APPROPRIATE MEASURES IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS ARE TAKEN TO DISPOSE OF SUCH CONTAMINATED STORM WATER. IT SHALL BE THE RESPONSIBILITY OF THE JOB SITE SUPERINTENDENT TO PROPERLY TRAIN ALL PERSONNEL IN THE USE OF THE SPCC PLAN. A MINIMUM OF ONE PORTABLE SANITARY UNIT WILL BE PROVIDED FOR EVERY TEN WORKERS ON THE SITE. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONE TIME PER WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH LOCAL AND STATE REGULATIONS. ALL SANITARY WASTE UNITS WILL BE LOCATED IN AN AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTING TO STORM WATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMP'S MUST BE IMPLEMENTED, SUCH AS GRAVEL BAGS OR SPECIALLY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASE, TO PREVENT WASTES CONTRIBUTING TO STORM WATER DISCHARGES. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED ON THE EROSION CONTROL PLAN GRADING PHASE BY THE CONTRACTOR ONCE THE LOCATIONS HAVE BEEN DETERMINED.
- 25. THE APPLICABLE PORTION OF THE EROSION CONTROL PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITTEE PRIOR TO THE SECONDARY CONDUCTING ANY CONSTRUCTION ACTIVITY AND THAT EACH SECONDARY SHALL SIGN THE PLAN OR PORTION OF THE PLAN APPLICABLE TO THEIR SITE.
- 26. PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- 27. A DOUBLE ROW OF TYPE "S" SILT FENCE SHALL BE REQUIRED WHEN PLACED WITHIN 200' OF STATE WATERS AND AT THE TOE OF SLOPES GREATER THAN 10' IN HEIGHT.
- 28. THE CLEARING LIMITS WILL BE CLEARLY LOCATED IN THE FIELD. NO CONSTRUCTION ACTIVITY WILL TAKE PLACE OUTSIDE OF THE CLEARING LIMITS.

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EROSION CONTROL NOTES

**J&D IRVIN HOLDINGS PAD GRADING**  
LAND LOT 175, 13th DISTRICT  
CITY OF TALLULAH FALLS  
RABUN COUNTY, GA

| REVISIONS: | NO. | DESCRIPTION | DATE |
|------------|-----|-------------|------|
|            |     |             |      |

GEORGIA REGISTERED PROFESSIONAL ENGINEER  
JAMES D. IRVIN

GSWCC LEVEL II #9832  
DATE: APRIL 30, 2020

SHEET:  
**5**



CLEARING PHASE EROSION CONTROL NOTES (PHASE 1)

PRIOR TO THE LAND DISTURBING CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA SITE DEVELOPMENT INSPECTOR OF HALL COUNTY PUBLIC WORKS.

THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO INSURE THAT LAND STRIPPED OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL QUANTITIES.

THE OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

NO STAGING AREAS OR MATERIAL STORAGE AREAS SHALL BE LOCATED WITHIN 500 FEET OF DESIGNATED TREE PROTECTION AREAS.

A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE AT ALL TIMES.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, X-BENNS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

THE FOLLOWING INITIAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY:

1. THE CONSTRUCTION EXIT, CONSISTING OF A MINIMUM PAD SIZE OF 20 FEET BY 50 FEET WITH A MINIMUM OF 6" THICK STONE SHALL BE PLACED AS SHOWN ON THE PLAN. THE STONE SIZE SHOULD CONSIST OF COURSE AGGREGATE BETWEEN 1-1/2" & 3-1/2" IN DIAMETER AND OVERLAD ON A GEOTEXTILE UNDERLINER. THE GEOTEXTILE UNDERLINER SHALL MEET THE REQUIREMENTS OF AASHTO M289-96, SECTION 7.3 SEPARATION REQUIREMENTS.

2. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCE/EXITS, ALL PERIMETER EROSION CONTROL PLAN AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE CLEARING PHASE EROSION CONTROL PLAN.

3. TYPE "C" SILT FENCE SHOULD BE INSTALLED AT THE PERIMETER OF THE DISTURBED AREA AS SHOWN ON THE PLAN. THE SILT FENCE SHOULD BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLE 6-2.2. THE SILT FENCE SHOULD BE KEPT ERECT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE SITE INSPECTOR OR THE PROJECT DESIGN PROFESSIONAL OF RECORD. SILT SHOULD BE REMOVED WHEN ACCUMULATION REACHES 1/2 HEIGHT OF THE BARRIER. THE PERIMETER SILT FENCE SHOULD BE INSPECTED DAILY FOR ANY FAILURES. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.

4. INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL EXISTING STORM STRUCTURES AS SHOWN ON THE PLAN. SEE SEPARATE DETAILS FOR SPECIFICS ON TYPE OF INLET PROTECTION SPECIFIED.

5. STONE CHECK DAMS SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS AS SHOWN ON THE PLAN.

6. TREE PROTECTION FENCING SHOULD BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE ACTIVITY AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED. THE TREE PROTECTION FENCING SHOULD BE REPAIRED IMMEDIATELY IF ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.

AFTER INSTALLATION OF INITIAL EROSION CONTROL MEASURES THE SITE CONTRACTOR SHALL SCHEDULE AN INSPECTION BY THE PROJECT DESIGN PROFESSIONAL. NO OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE PROJECT DESIGN PROFESSIONAL APPROVES THE INSTALLATION OF SAID EROSION CONTROL MEASURES. IF UNFORESEEN CONDITIONS EXIST IN THE FIELD THAT WARRANT ADDITIONAL EROSION CONTROL MEASURES THE CONTRACTOR MUST CONSTRUCT ANY ADDITIONAL EROSION CONTROL DEVICES DEEMED NECESSARY BY THE SITE INSPECTION.

AFTER APPROVAL OF THE INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES. AS CLEARING PERMITS, THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT PONDS AND DIVERSION DIKES AS SHOWN ON THE CLEARING PHASE PLAN TO CONTROL EROSION AND STORMWATER RUNOFF.

THE CONTRACTOR CAN UTILIZE CLEARED TREES AS BARRIER BRUSH SEDIMENT CONTROL IN AREAS SHOWN ON PLAN WHERE INITIAL GRADING ACTIVITIES WILL NOT OCCUR.

BURN OR BURY PITS SHALL BE PROHIBITED ON THE CONSTRUCTION SITE. STUMPS AND CONSTRUCTION DEBRIS SHALL BE DEPOSITED IN A PROPERLY PERMITTED LANDFILL.

ADDITIONAL SILT BARRIERS MUST BE PLACED AS SHOWN ON THE PLAN AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL TAKE PLACE UNTIL SILT BARRIER INSTALLATION AND SEDIMENT PONDS ARE CONSTRUCTED AS SHOWN ON THE EROSION CONTROL PLAN PHASE

1. ALL SILT FENCE MUST MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, 1983 EDITION.

ALL ITEMS IN THIS SECTION OF THE SPECIFICATIONS SHALL MEET THE REQUIREMENTS AS SET FORTH IN SECTION 161, 162, 163 & 164 OF THE GEORGIA DOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE.

ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.

SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AS DIRECTED BY THE ON SITE INSPECTOR OR THE CIVIL ENGINEER.

\*\*FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS\*\*

GRADING PHASE EROSION CONTROL NOTES (PHASE 2)

DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL GROUND COVER IS EXPOSED ONLY IN SMALL QUANTITIES AND THEREFORE LIMITED DURATIONS BEFORE PERMANENT EROSION PROTECTION IS ESTABLISHED. NOTE SUB PHASES SHOWN ON PLANS.

EARTHWORK OPERATIONS IN THE VICINITY OF STREAM BUFFERS SHALL BE CAREFULLY CONTROLLED TO AVOID DUMPING OR SLOUGHING INTO THE BUFFER AREAS.

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE PRELIMINARY GRADING PHASE OF CONSTRUCTION:

SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM THE SEDIMENT TRAPS AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLETS AGAIN.

EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLAN IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.

THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.

TYPE "S" SILT FENCE SHOULD BE INSTALLED AT THE TOE OF ALL SLOPES 10 FEET OR GREATER IN HEIGHT. THE SILT FENCE SHOULD BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLE 6-27.1. THE SILT FENCE SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED ON THE SLOPE. SILT SHALL BE REMOVED WHEN ACCUMULATION REACHES 1/2 HEIGHT OF THE BARRIER. ADDITIONALLY, DIVERSION DIKES SHALL BE CONSTRUCTED ALONG THE TOP OF ALL SAID FILL SLOPES WITH THE USE OF ALL TEMPORARY DRAIN TO CONTROL STORM WATER RUNOFF AS SHOWN ON THE PLANS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING BARRIERS AT THE TOE OF SLOPES UNDER CONSTRUCTION. THESE BARRIERS SHALL BE AS SHOWN IN THE PLANS. THESE BARRIERS MAY BE RELOCATED AND REUSED AFTER PERMANENT SLOPE STABILIZATION BECOMES FULLY ESTABLISHED. AFTER THEY ARE RELOCATED, ANY DEFECTIVE MATERIALS IN THE BARRIER SHALL BE REPLACED. IN ADDITION, ALL DEBRIS AND SILT AT THE PREVIOUS LOCATION SHALL BE REMOVED.

CUT AND FILL SLOPES ARE NOT TO EXCEED "2H:1V".

ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER, AND CUTS AND FILLS WITH STREAM BUFFERS, SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL MATTING OR BLANKETS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

TYPE "NS" SILT FENCE SHALL BE PLACED AT THE TOE OF ALL DIRT STOCK PILE AREAS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL STORM STRUCTURES AS THEY ARE CONSTRUCTED. SEE PLAN VIEW FOR SPECIFIC TYPE AND SEPARATE DETAILS FOR ADDITIONAL INFORMATION ON TYPE OF INLET PROTECTION SPECIFIED.

STORM DRAIN OUTLET PROTECTION SHALL BE PLACED AT ALL OUTLET HEADWALLS AS SOON AS THE HEADWALL IS CONSTRUCTED. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

ALL DRAINAGE SWALES SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED.

ALL GRADED AREAS SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE.

ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.

AFTER PRELIMINARY GRADING ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS AND DIVERSION DIKES AS SHOWN ON PLAN. THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT POND UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE PONDS WHEN IT REACHES THE 1/3 DEPTH OF BASIN. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANGES HAVE DEVELOPED.

POD TO BE INSTALLED AND MAINTAINED BEFORE ANY MAJOR GRADING OR IMPERVIOUS SURFACE INSTALLATION.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1-3" OF STONE AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AS DIRECTED BY THE ON SITE INSPECTOR OR THE CIVIL ENGINEER.

FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

FINAL PHASE EROSION CONTROL NOTES (PHASE 3)

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE FINAL EROSION CONTROL PHASE OF CONSTRUCTION:

SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM THE SEDIMENT TRAPS AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLETS AGAIN.

AFTER REACHING FINAL GRADE PROJECT AREA SHOULD RECEIVE PERMANENT VEGETATION AS NEEDED.

THE CONTRACTOR SHALL MAINTAIN ALL SEDIMENT PONDS AND EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE PONDS WHEN IT REACHES THE LEVEL AS NOTED ON SILT GAUGE.

FINAL PHASE EROSION CONTROL NOTES (PHASE 3) CONTINUED

AFTER CURBING, GRADING AGGREGATE BASE, AND PAVEMENT HAS BEEN INSTALLED, ALL INLET SEDIMENT TRAPS ON SINGLE AND DOUBLE WING CATCH BASINS ALONG WITH ANY CURB INLETS SHALL BE REMOVED AND REPLACED WITH CURB FILTER INLET PROTECTION. SEE SEPARATE DETAIL FOR ADDITIONAL INFORMATION.

ALL ROADWAY AND PARKING SHOULDERS SHOULD BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED BEHIND CURBS.

SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AS DIRECTED BY THE ON SITE INSPECTOR OR CIVIL ENGINEER.

FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

UPON COMPLETION OF THE PROJECT AND RECEIPT OF CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS NOTED ON PLANS.

NPDES PERMIT NO. GAR 100001 PART IV D

4. Inspections.

a. Permittee requirements.

(1). Each day when any type of construction activity has taken place at a primary permittee's site, certified personnel provided by the primary permittee shall inspect: (a) all areas at the primary permittee's site where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment and (b) all locations at the primary permittee's site where vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted.

(2). Measure and record rainfall within disturbed areas of the site that have not met final stabilization once every 24 hours except any non-working Saturday, non-working Sunday and non-working Federal holiday. The data collected for the purpose of compliance with this permit shall be representative of the monitored activity. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.

(3). Certified personnel (provided by the primary permittee) shall inspect the following at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or on any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first): (a) disturbed areas of the primary permittee's construction site; (b) areas used by the primary permittee for storage of materials that are exposed to precipitation; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the primary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region, the permittee must comply with Part IV.D.4.a.(4). These inspections must be conducted until a Notice of Termination is submitted.

(4). Certified personnel (provided by the primary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination has been submitted) the areas of the site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s).

(5). Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following each inspection.

(6). A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.a.(5), of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site or that portion of a construction site that has been phased has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by end of the second business day and/or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify any incidents, the inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2. of this permit.

5. Maintenance. The Plan shall include a description of procedures to ensure the timely maintenance of erosion and sediment control measures and other protective measures identified in the site plan.

6. Sampling Requirements. This permit requires the monitoring of nephelometric turbidity in receiving water(s) or outfalls in accordance with this permit. This paragraph shall not apply to any land disturbance associated with the construction of single-family homes which are not part of a subdivision or planned common development unless five (5) acres or more will be disturbed. The following procedures constitute EPD's guidelines for sampling turbidity.

a. Sampling Requirements shall include the following:

(1). A USGS topographic map, a topographic map or a drawing (referred to as a topographic map) that is a scale equal to or more detailed than a 1:24000 map showing the location of the site or the stand alone construction; (a) the location of all perennial and intermittent streams and other water bodies as shown on a USGS topographic map, and all other perennial and intermittent streams and other water bodies located during mandatory field verification, into which the stormwater is discharged and (b) the receiving water and/or outfall sampling locations. When the permittee has chosen to use a USGS topographic map and the receiving water(s) is not shown on the USGS

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topographic map, the location of the receiving water(s) must be hand-drawn on the USGS topographic map from where the stormwater(s) enters the receiving water(s) to the point where the receiving water(s) combines with the first blue line stream shown on the USGS topographic map;

(2). A written narrative of site specific analytical methods used to collect, handle and analyze the samples including quality control/quality assurance procedures. This narrative must include precise sampling methodology for each sampling location; (3). When the permittee has determined that some or all outfalls will be sampled, a rationale must be included on the Plan for the NTU limit(s) selected from Appendix B. This rationale must include the size of the construction site, the calculation of the size of the surface water drainage area, and the type of receiving water(s) (i.e., trout stream or supporting warm water fisheries); and (4). Any additional information EPD determines necessary to be part of the Plan. EPD will provide written notice to the permittee of the information necessary and the time line for submittal.

b. Sample Type. All sampling shall be collected by "grab samples" and the analysis of these samples must be conducted in accordance with methodology and test procedures established by 40 CFR Part 136 (unless other test procedures have been approved); the guidance document titled "NPDES Storm Water Sampling Guidance Document, EPA 833-B-92-001" and guidance documents that may be prepared by the EPD.

(1). Sample containers should be labeled prior to collecting the samples. (2). Samples should be well mixed before transferring to a secondary container. (3). Large mouth, well cleaned and rinsed glass or plastic jars should be used for collecting samples. The jars should be cleaned thoroughly to avoid contamination. (4). Manual, automatic or rising stage sampling may be utilized. Samples required by this permit should be analyzed immediately, but in no case later than 48 hours after collection. However, samples from automatic samplers must be collected no later than the next business day after their accumulation, unless flow through automated analysis is utilized. If automatic sampling is utilized and the automatic sampler is not activated during the qualifying event, the permittee must utilize manual sampling or rising stage sampling during the next qualifying event. Dilution of samples is not required. Samples may be analyzed directly with a properly calibrated turbidimeter. Samples are not required to be cooled.

(5). Sampling and analysis of the receiving water(s) or outfalls beyond the minimum frequency stated in this permit must be reported to EPD as specified in Part IV.E. c. Sampling Points. (1). For construction activities the primary permittee must sample all receiving water(s), or all outfall(s), or a combination of receiving water(s) and outfall(s). Samples taken for the purpose of compliance with this permit shall be representative of the monitored activity and representative of the water quality of the receiving water(s) and/or the stormwater outfalls using the following minimum guidelines:

(a). The upstream sample for each receiving water(s) must be taken immediately upstream of the confluence of the first stormwater discharge from the permitted activity (i.e., the discharge farthest upstream at the site) but downstream of any other stormwater discharges not associated with the permitted activity. Where appropriate, several upstream samples from across the receiving water(s) may need to be taken and the arithmetic average of the turbidity of these samples used for the upstream turbidity value.

(b). The downstream sample for each receiving water(s) must be taken downstream of the confluence of the last stormwater discharge from the permitted activity (i.e., the discharge farthest downstream at the site) but upstream of any other stormwater discharge not associated with the permitted activity. Where appropriate, several downstream samples from across the receiving water(s) may need to be taken and the arithmetic average of the turbidity of these samples used for the downstream turbidity value. (c). Ideally the samples should be taken from the horizontal and vertical center of the receiving water(s) or the stormwater outfall channel(s). (d). Care should be taken to avoid stirring the bottom sediments in the receiving water(s) or in the outfall stormwater channel. (e). The sampling container should be held so that the opening faces upstream. (f). The samples should be kept free from floating debris.

(g). Permittees do not have to sample sheet flow that flows onto undisturbed natural areas or areas stabilized by the project. For purposes of this section, stabilized shall mean, for unpaired areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by EPD for waste disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or landscaped according to the Plan (uniformly covered with landscaping materials in planned landscaped areas), or equivalent permanent stabilization measures as defined in the Manual (excluding a crop of annual vegetation and a seeding of target crop perennials appropriate for the region).

(h). All sampling pursuant to this permit must be done in such a way (including generally accepted sampling methods, locations, timing, and frequency) as to accurately reflect whether stormwater runoff from the construction site is in compliance with the standard set forth in Parts III.D.3. or III.D.4., whichever is applicable.

d. Sampling Frequency.

(1). The primary permittee must sample in accordance with the Plan at least once for each rainfall event described below. For a qualifying event, the permittee shall sample at the beginning of any stormwater discharge to a monitored receiving water and/or from a monitored outfall location within in forty-five (45) minutes or as soon as possible. (2). However, where manual and automatic sampling are impossible (as defined in this permit), or are beyond the permittee's control, the permittee shall take samples as soon as possible, but in no case more than twelve (12) hours after the beginning of the stormwater discharge. (3). Sampling by the permittee shall occur for the following qualifying events:

(a). For each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a stormwater discharge that occurs during normal business hours as defined in this permit after all clearing and grubbing operations have been completed, but prior to completion of mass grading operations, in the drainage area of the location selected as the sampling location;

(b). In addition to (a) above, for each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a stormwater discharge that occurs during normal business hours as defined in this permit either 90 days after the first sampling event or after all mass grading operations have been completed, but prior to submittal of a NOT, in the drainage area of the location selected as the sampling location, whichever comes first;

(c). At the time of sampling performed pursuant to (a) and (b) above, if BMPs in any area of the site that discharges to a receiving water or from an outfall are not properly designed, installed and maintained, corrective action shall be defined and implemented within two (2) business days, and turbidity samples shall be taken from discharges from that area of the site for each subsequent rain event that reaches or exceeds 0.5 inch during normal business hours" until the selected turbidity standard is attained, or until post-storm event inspections determine that BMPs are properly designed, installed and maintained;

(d). Where sampling pursuant to (a), (b) or (c) above is required but not possible (or not required because there was no discharge), the permittee, in accordance with Part IV.D.4.a.(6), must include a written justification in the inspection report of why sampling was not performed. Providing this justification does not relieve the permittee of any subsequent sampling obligations under (a), (b) or (c) above; and

(e). Existing construction activities, i.e., those that are occurring on or before the effective date of this permit, that have met the sampling required by (a) above shall sample in accordance with (b). Those existing construction activities

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that have met the sampling required by (b) above shall not be required to conduct additional sampling other than as required by (c) above.

\*Note that the permittee may choose to meet the requirements of (a) and (b) above by collecting turbidity samples from any rain event that reaches or exceeds 0.5 inch and allows for sampling at any time of the day or week. 7. Non-stormwater discharges. Except for flows from fire fighting activities, sources of non-stormwater listed in Part III.A.2. of this permit that are combined with stormwater discharges associated with construction activity must be identified in the Plan. The Plan shall identify and ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge.

E. Reporting.

1. The applicable permittees are required to submit the sampling results to the EPD at the address shown in Part II.C. by the fifteenth day of the month following the reporting period. Reporting periods are months during which samples are taken in accordance with this permit. Sampling results shall be in a clearly legible format. Upon written notification, EPD may require the applicable permittee to submit the sampling results on a more frequent basis. Sampling and analysis of any stormwater discharge(s) or the receiving water(s) beyond the minimum frequency stated in this permit must be reported in a similar manner to the EPD. The sampling reports must be signed in accordance with Part V.G.2. Sampling reports must be submitted to EPD using the electronic submittal service provided by EPD. Sampling reports must be submitted to EPD until such time as a NOT is submitted in accordance with Part VI.

2. All sampling reports shall include the following information:

- a. The rainfall amount, date, exact place and time of sampling or measurements; b. The name(s) of the certified personnel who performed the sampling and measurements; c. The date(s) analyses were performed; d. The time(s) analyses were initiated; e. The name(s) of the certified personnel who performed the analyses; f. References and written procedures, when available, for the analytical techniques or methods used; g. The results of such analyses, including the bench sheets, instrument readouts, computer disks or tapes, etc. .. used to determine these results; h. Results which exceed 1000 NTU shall be reported as "exceeds 1000 NTU;" and i. Certification statement that sampling was conducted as per the Plan.

3. All written correspondence required by this permit shall be submitted by return receipt certified mail (or similar service) to the appropriate District Office of the EPD according to the schedule in Appendix A of this permit. The permittee shall retain a copy of the proof of submittal at the construction site or the proof of submittal shall be readily available at a designated location from commencement of construction until such time as a NOT is submitted in accordance with Part VI.

F. Retention of Records.

1. The primary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:

- a. A copy of all Notices of Intent submitted to EPD; b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit; c. The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this permit; d. A copy of all sampling information, results, and reports required by this permit; e. A copy of all inspection reports generated in accordance with Part IV.D.4.a. of this permit; f. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit; and g. Daily rainfall information collected in accordance with Part IV.D.4.a.(2), of this permit.

2. Copies of all Notices of Intent, Notices of Termination, inspection reports, sampling reports (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation) or other reports requested by the EPD, Erosion, Sedimentation and Pollution Control Plans, records of all data used to complete the Notice of Intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the NOT is submitted in accordance with Part VI. of this permit. These records must be maintained at the permittee's primary place of business or at a designated alternative location once the construction activity has ceased at the permitted site. This period may be extended by request of the EPD at any time upon written notification to the permittee.

ffs foothills land design logo and contact information: 164 PROFESSIONAL PARK DRIVE, RAILROAD, GA 30511, PHONE: (706) 778-0067, FAX: (706) 778-0069, www.foothills.com

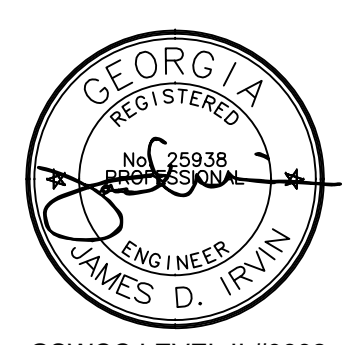
J&D IRVIN HOLDINGS, LLC contact information: P.O. BOX 219, TALLULAH FALLS, GA 30573

J&D IRVIN HOLDINGS PAD GRADING contact information: LAND LOT 175, 13th DISTRICT, CITY OF TALLULAH FALLS, RABUN COUNTY, GA

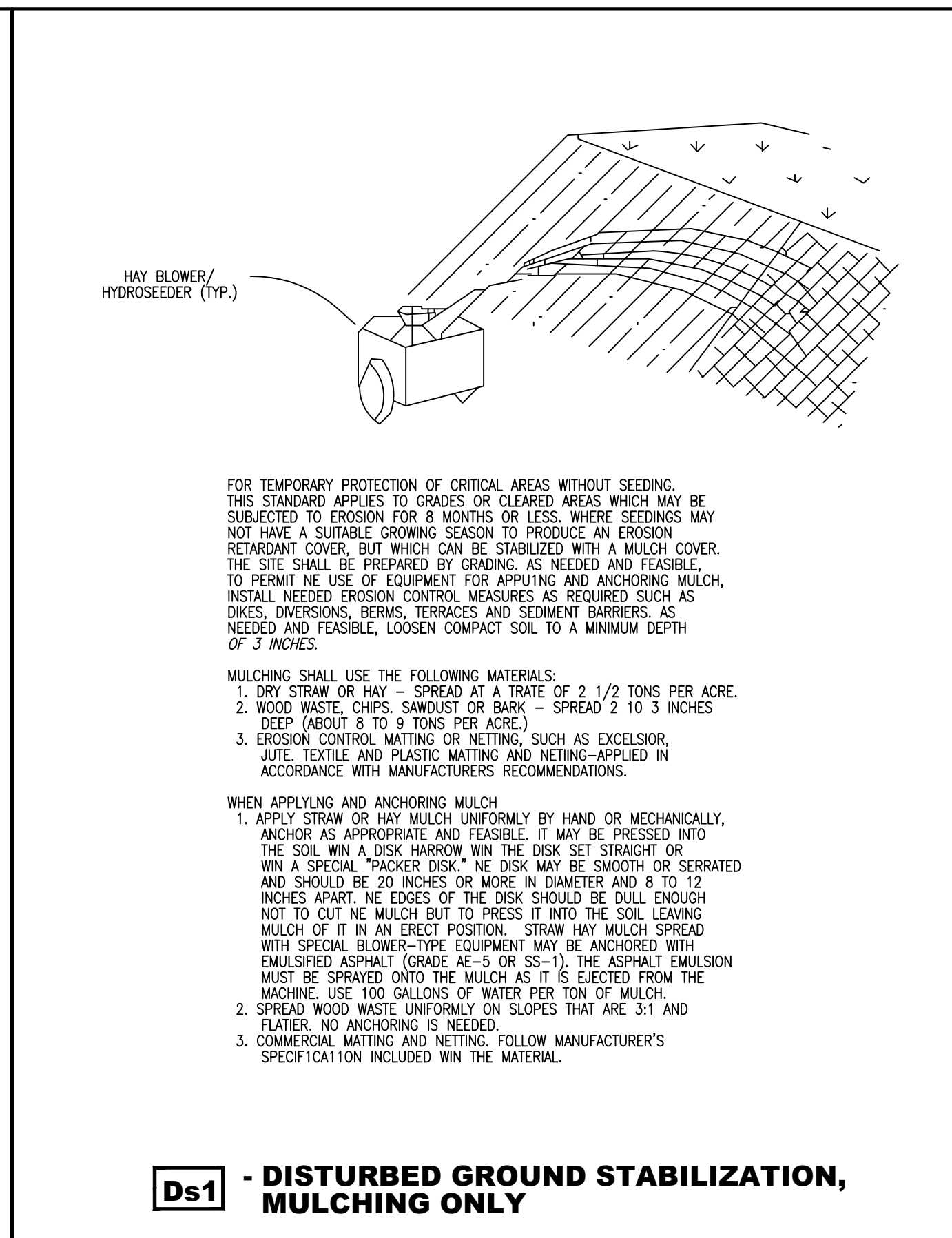
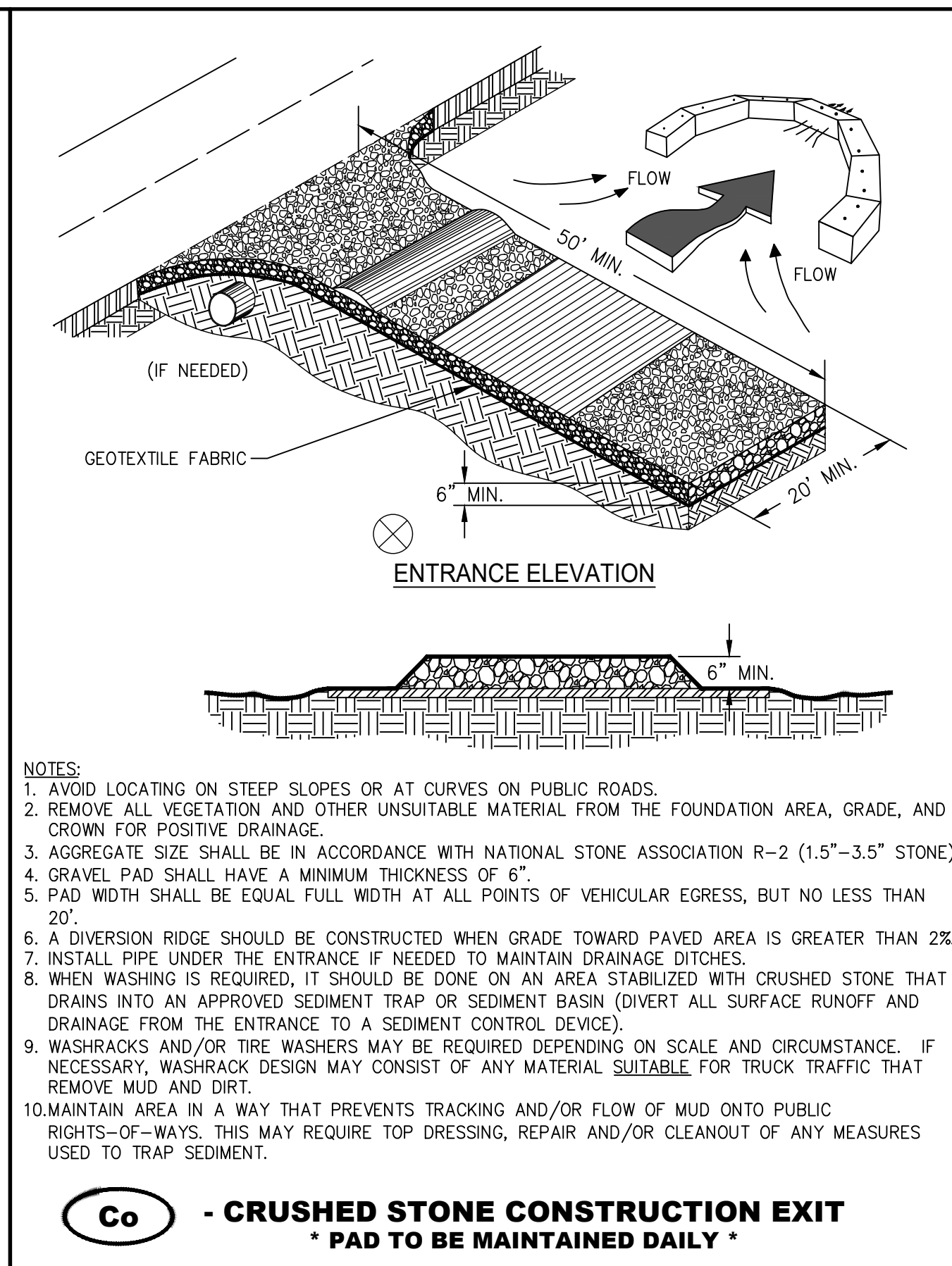
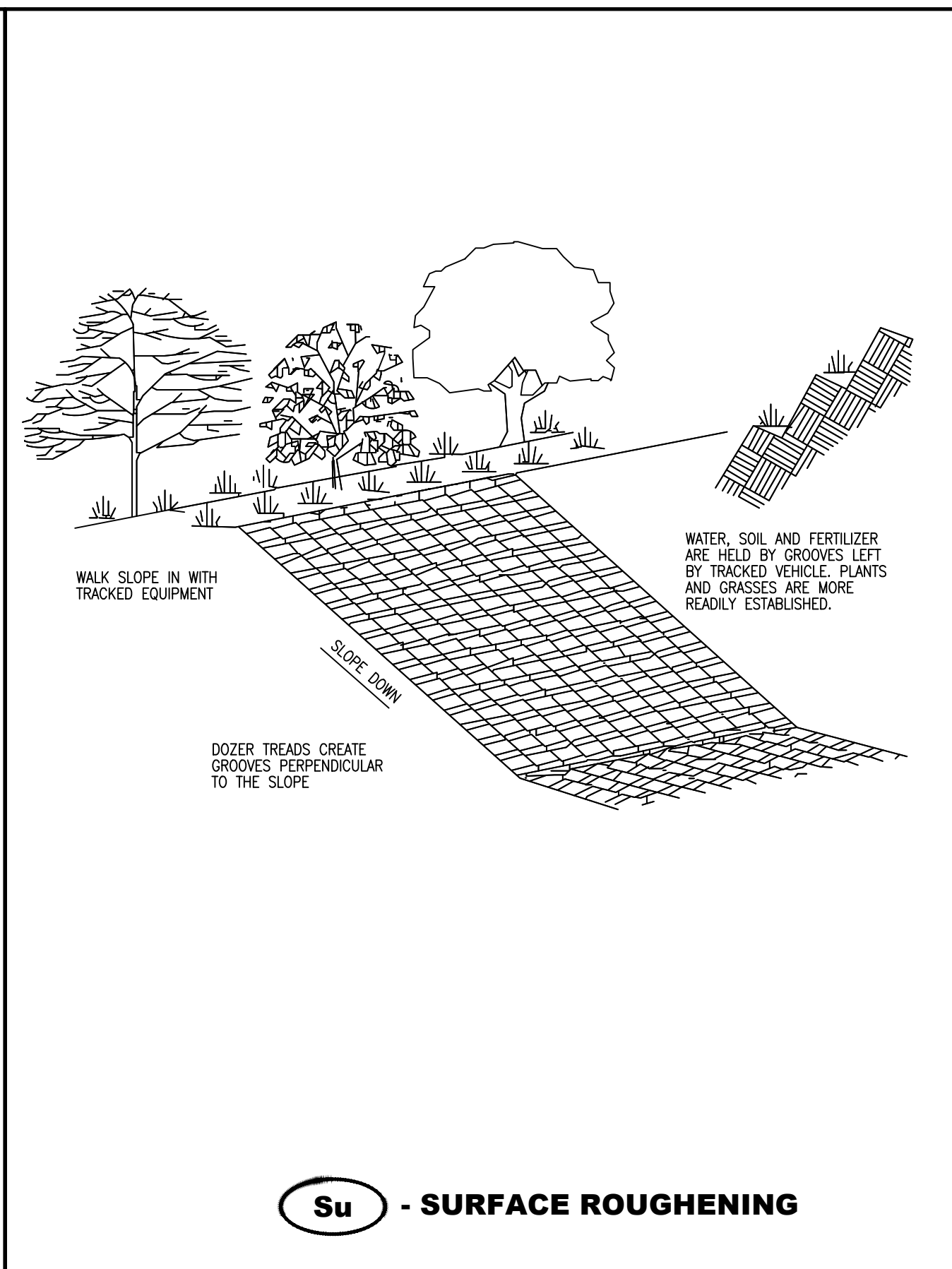
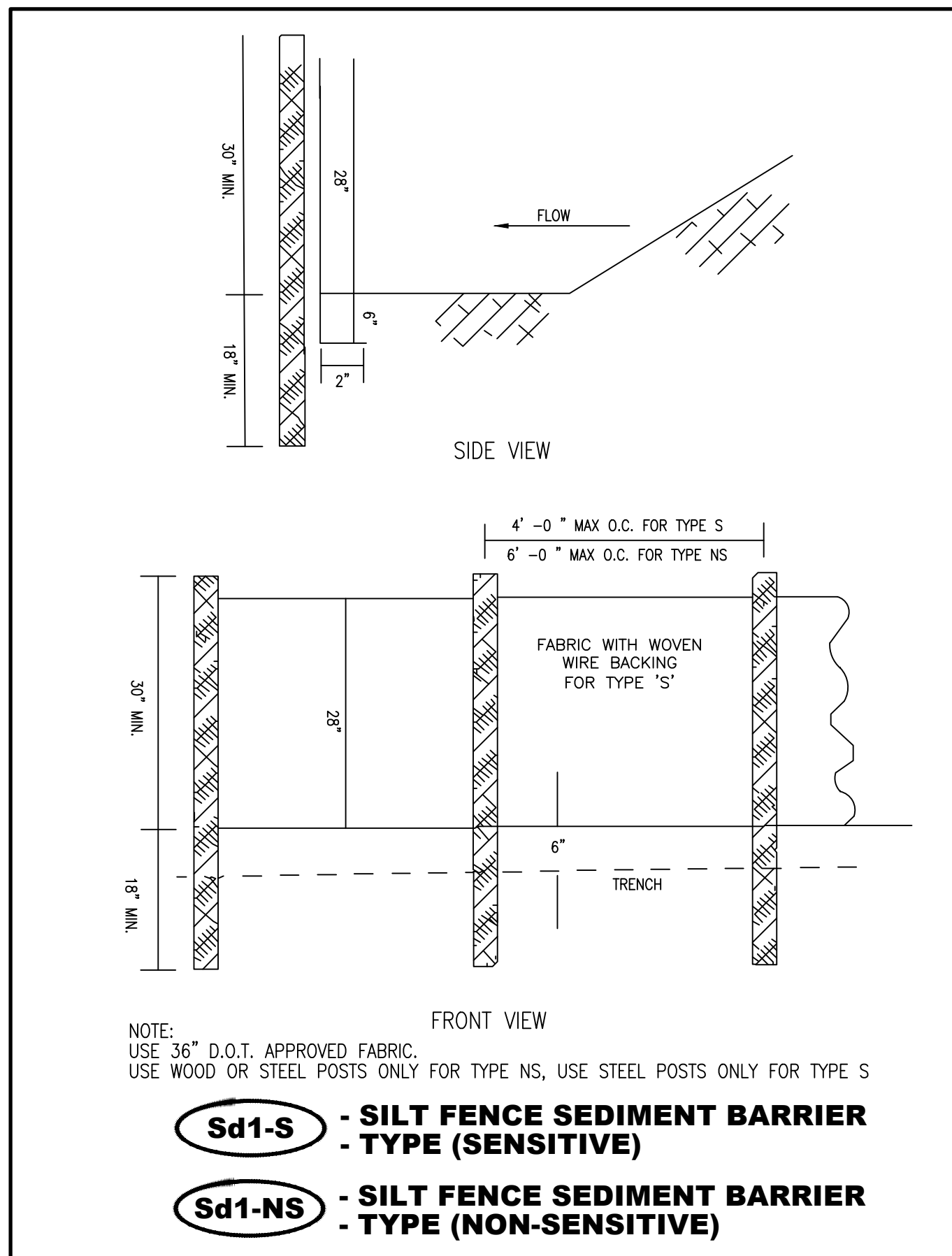
Table with columns for REVISIONS (NO., DESCRIPTION), DATE, and SHEET: 6. Includes a circular seal for GEORGIA REGISTERED ENGINEER JAMES D. IRVIN and project details: GSWCC LEVEL II #9832, DATE: APRIL 30, 2020.



| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |



GSWCC LEVEL II #9832  
 DATE: APRIL 30, 2020



**RATES FOR PERMANENT SEEDINGS**

| SPECIES  | RATE/ACRE   | DATES                        | FERTILIZER                           | RATE/ACRE                                    |
|--|---|------------------------------|--------------------------------------|--|
| SERICEA LESPEDEZA OR SWEET HAY WITH OVERSEEDED WEEPING LOVEGRASS AND COMMON BERMUDA UNHILLED W RYE GRASS                   | 3 TONS/AC.<br>3-4 LBS/AC.                         | 10/1-3/1                     | 12-4-8<br>12-4-8                     | 1500 lb.<br>1500 lb.                         |
| WEeping LOVEGRASS AND VIROATA OR SERICEA LESPEDEZA (SCARIFIED)   | 3-4 LBS/AC.<br>40-60 LBS/AC                       | 3/1-5/15                     | 12-4-8<br>12-4-8                     | 1500 lb.<br>7500 lb.                         |
| COMMON BERMUDA HILLED W WHITE DUTCH CLOVER AND PENSACOLA BAHIA   | 4 LBS/AC.<br>6 LBS/AC.<br>50 LBS/AC.              | 4/1-6/15                     | 12-4-8<br>12-4-8<br>12-4-8           | 1500 lb.<br>1500 lb.<br>1500 lb.             |
| 60% CRIMSON CLOVER (TRIFOLIUM incarnatum) & 40% KENTUCKY 31 FESCUE (FESTUCA ARUNDINACEA) OR KENTUCKY 31 FESCUE W RYE GRASS | 10 LBS/AC.<br>1000 SF<br>50 LBS/AC.<br>15 LBS/AC. | 8/15-11/15                   | 12-4-8<br>12-4-8<br>12-4-8<br>12-4-8 | 1500 lb.<br>1500 lb.<br>1500 lb.<br>1500 lb. |
| STRAW MULCH  | 2.5 TONS/AC.                                      | ANY TIME FOR TEMPORARY COVER |                                      |  |
| AGRICULTURAL LIME  | 2 TONS/AC.  | AFTER SOIL IS PULVERIZED     |                                      |  |

**NOTES:**  
 1) ALL AREAS TO BE SEEDED SHALL HAVE LIME APPLIED AT A RATE OF 2 TONS/ACRE. LIME AND FERTILIZER TO BE APPLIED PRIOR TO APPLICATION OF SEED AND MIXED THOROUGHLY WITH THE SOIL.  
 2) ALL AREAS SEEDED SHALL HAVE AN APPLICATION OF STRAW MULCH (APPROXIMATELY 2.5 TONS PER ACRE) IMMEDIATELY AFTER PLANTING REGARDLESS OF PLANTING METHOD AND SATURATED WITH WATER.

**DEFINITION:**  
 PLANTING VEGETATION, SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES ON HIGHLY ERODIBLE OR CRITICALLY ERODING AREAS (DOES NOT INCLUDE TREE PLANTING MAINLY FOR WOOD PRODUCTS).

**PURPOSE:**  
 ? TO STABILIZE THE SOIL.  
 ? TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS.  
 ? TO IMPROVE WILDLIFE HABITAT AND VISUAL RESOURCES.

**CONDITIONS:**  
 ON HIGHLY ERODIBLE OR CRITICALLY ERODING AREAS, THESE AREAS USUALLY CANNOT BE STABILIZED BY ORDINARY CONSERVATION TREATMENT AND MANAGEMENT AND IF LEFT UNTREATED CAN CAUSE SEVERE EROSION OR SEDIMENT DAMAGE. EXAMPLES OF APPLICABLE AREAS ARE DAMS, DIKES, LEVEES, CUTS, FILLS, AND DENuded OR GULLED AREAS WHERE VEGETATION IS DIFFICULT TO ESTABLISH BY USUAL PLANTING METHODS.

**PLANNING CONSIDERATIONS:**  
 1. USE CONVENTIONAL PLANTING METHODS WHERE POSSIBLE.  
 2. COMPANION CROPS AND IN GETTING PERMANENT COVER ESTABLISHED, ESPECIALLY WHEN MIXED PLANTINGS ARE DONE DURING MARGINAL PLANTING PERIODS.  
 3. NOTFULL PLANTING IS EFFECTIVE WHEN PLANTING IS DONE FOLLOWING A SUMMER OR WINTER ANNUAL COVER CROP. SERICEA LESPEDEZA PLANTED NOTFULL INTO STANDS OF RYE IS AN EXCELLENT PROCEDURE.  
 4. BLOCK SOD IS EFFECTIVE IN CONTROLLING EROSION ADJACENT TO CONCRETE FLUMES AND OTHER STRUCTURES.  
 5. CONSIDER USING IRRIGATION, ESPECIALLY WHEN LATE PLANTINGS ARE DONE.  
 6. USE LOW MAINTENANCE PLANTS IN MOST CASES TO ENSURE LONG-LASTING EROSION CONTROL.  
 7. MOWING SHOULD NOT BE PERFORMED DURING THE QUAIL NESTING SEASON (SEPTEMBER TO APRIL).  
 8. WILDLIFE PLANTINGS SHOULD BE INCLUDED IN CRITICAL AREA PLANTINGS.

**ESTABLISHING A PERMANENT VEGETATIVE COVER ON A DISTURBED AREA.**  
 APPLICABLE ON HIGHLY ERODED OR SEVERELY ERODED AREAS, SOMETIMES CALLED "CRITICAL AREAS", INCLUDING:  
 1. CUT OR FILL SLOPES 5. BERMS  
 2. EARTH SPILLWAYS 6. ROADSIDES  
 3. BORROW AREAS 7. SPOIL AREAS  
 4. CHANNEL BANKS 8. GULLED LANDS

\* HAVE SOIL ANALYZED FOR LIME AND FERTILIZER RATE  
 \* MULCH SLOPES STEEPER THAN 3% AND IN BOTTOM OF SPILLWAYS MID ON ROADBANKS  
 \* ANCHOR MULCH IMMEDIATELY

**RATES FOR TEMPORARY SEEDINGS**

| SPECIES                  | RATE PER 1000 sq ft      | RATE PER PER ACRE     | PLANTING DATES      |                     |                    |  |
|--------------------------|--------------------------|-----------------------|---------------------|---------------------|--------------------|--|
|                          |                          |                       | MOUNTAIN            | PIEDMONT            | COASTAL            |  |
| RYE                      | 3 POUNDS                 | 2-3 bu.               | 8/1-12/1<br>3/1-4/1 | 9/1-11/1<br>3/1-4/1 | 10/1-3/1           |  |
| RYEGRASS                 | 1 POUND                  | 40-50 lbs.            | 8/1-12/1            | 8/15-1/1            | 8/15-3/1           |  |
| RYE AND ANNUAL LESPEDEZA | 1.5 POUNDS<br>0.5 POUNDS | 1-5 bu.<br>20-25 lbs. | 3/1-4/1<br>3/1-4/1  | 3/1-4/1<br>3/1-4/1  | 2/1-3/1<br>2/1-3/1 |  |
| WEeping LOVEGRASS        | 0.2 POUNDS               | 4-6 lbs.              | 3/15-8/1            | 3/1-8/15            | 2/15-8/15          |  |
| SUDANGRASS               | 1 POUND                  | 35-45 lbs.            | 4/1-8/1             | 4/1-7/15            | 4/1-7/15           |  |
| BROWN TOP MLLIT          | 1 POUND                  | 30-40 lbs.            | 4/1-7/1             | 4/1-7/15            | 4/1-7/15           |  |
| WHEAT                    | 3 POUNDS                 | 2-3 bu.               | 10/1-12/1           | 10/15-1/1           | 11/1-1/15          |  |

**NOTES:**  
 1) UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.  
 2) SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS.

**DEFINITION:**  
 ESTABLISHING TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED OR DENuded AREAS.

**PURPOSE:**  
 ? TO REDUCE EROSION, SEDIMENT AND RUNOFF DAMAGES TO DOWNSTREAM RESOURCES.  
 - TO IMPROVE WILDLIFE HABITAT.  
 ? TO IMPROVE AESTHETICS.  
 ? TO IMPROVE SAFETY AND PUBLIC ROAD TIGHTSPOTWAY.  
 - TO IMPROVE TILTH AND ODD ORGANIC MATTER FOR PERMANENT PLANTINGS.

**CONDITIONS:**  
 THIS PRACTICE IS APPLICABLE ON AREAS SUBJECT TO EROSION FOR UP TO TWELVE MONTHS OR UNTIL ESTABLISHMENT OF FINISHED GRADE OR PERMANENT VEGETATIVE COVER. TEMPORARY VEGETATIVE MEASURES SHOULD BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL AND EFFECTIVE STABILIZATION.

**SPECIFICATIONS:**  
 A. GRADING AND SHAPING  
 1. EXCESSIVE WATER RUNOFF MUST BE CONTROLLED BY PLANNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, SEDIMENT BASINS AND OTHERS.  
 2. NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDING VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

**B. SEEDBED PREPARATION**  
 1. WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED.  
 2. WHEN USING CONVENTIONAL OR HAND-SEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL.  
 3. WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH UNDISTURBED CUT SLOPES, THE SOIL SHALL BE FITTED, TRENCHED OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.

**C. LIME AND FERTILIZER**  
 1. ALL AREAS TO BE SEEDDED SHALL HAVE LIME APPLIED AT A RATE OF 2 TONS/ACRE.  
 2. ON REASONABLY FERTILE SOILS OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED.  
 3. ON SOILS OF VERY LOW FERTILITY, USE 500 TO 700 POUNDS OF 10-10-10 FERTILIZER OR THE EQUIVALENT PER ACRE (12216 LBS./1,000 SQ. FT.). IF THE SITE WILL PERMIT, APPLY BEFORE LAID PREPARATION AND DISK, RIP OR CHISEL TO INCORPORATE.

**D. SEEDING**  
 1. SELECT A GROSS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR (TABLE 6724.1, P. 1347136, FIGURE 6724.1, P. 67137).  
 2. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER-SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). DRILL OR CULTIPACKER-SEEDERS SHOULD NORMALLY PLACE SEED ONE-HALF TO ONE INCH DEEP.

**E. MULCHING**  
 TEMPORARY VEGETATION CAN, IN MOST CASES, BE ESTABLISHED WITHOUT THE USE OF MULCH. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION.  
 \*\*SEE DS1 ? DISTURBED AREA STABILIZATION, (WITH MULCHING ONLY)\*\*

**F. IRRIGATION**  
 IF WATER IS APPLIED, IT MUST BE AT A RATE NOT CAUSING RUNOFF AND EROSION. THOROUGHLY WET THE SOIL TO A DEPTH THAT WILL INSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN NEEDED.

**ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS.**  
 \* LESS THAN OR EQUAL TO 12 MONTHS OR UNTIL ESTABLISHMENT OF FINISHED GRADE OR PERMANENT VEGETATION

**SITE PREPARATION:**  
 1. GRADING AND SHAPING  
 2. SEEDBED PREPARATION  
 3. APPLY LIME AND FERTILIZER  
 4. PLANT SEEDING, SELECT SPECIES BY SEASON AND REGION  
 5. APPLY MULCHING MATERIAL IF NEEDED  
 6. IRRIGATE IF NEEDED BUT NOT AT RATE TO CAUSE EROSION.

**Ds3 - DISTURBED GROUND STABILIZATION, PERMANENT VEGETATION**

**Ds2 - DISTURBED GROUND STABILIZATION, TEMPORARY VEGETATION**











# Tallman Environmental

July 13, 2020

James D. Irvin, P.E.  
Foothills Land Design  
164 Professional Drive  
Baldwin, GA 30511  
Office: 706-778-0069  
Mobile: 404-379-1583

Subject: Protected Species – Tallulah Falls Lake (101B 064, 1.6 acres)  
Tiger, Rabun County, Georgia

Mr. Irvin:

On July 13, 2020, Tallman Environmental assessed the above-referenced property for the presence of protected species and/or suitable habitats. An Information for Planning and Conservation (IPaC) report was obtained from the U.S. Fish and Wildlife Service (USFWS) and is included as an attachment to this letter. The purpose of the IPaC report is to identify species that may occur or could potentially occur on the subject property. Tallman Environmental staff also assessed the property for two plant species identified by the Georgia Ecological Services office of the USFWS pursuant to review of a buffer variance application of the subject property (BV-119-20-01).

A critical habitat is a federally designated geographic area that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. Critical habitat may include an area that is not currently occupied by the species but that will be needed for its recovery. The IPaC report did not identify critical habitats on the subject property.

The subject property was also evaluated for migratory bird use. The IPaC report identifies several species of migratory birds that occur within the region. The subject property did not appear to serve as a breeding area for migratory birds at the time of the July 13, 2020 reconnaissance. However, the subject property may require reevaluation for migratory birds prior to construction.

A National Wildlife Refuge is a federally-designated, protected areas of the United States managed by the United States Fish and Wildlife Service. The National Wildlife Refuge System is the system of public lands and waters set aside to conserve America's fish, wildlife, and plants. The subject property is not a part of the National Wildlife Refuge System.

*(Protected Species – Tallulah Falls Lake, Page 2)*

According to the USFWS IPaC report, the following mammal species are potentially affected by activities in this location:

- *Myotis grisescens* (Gray Bat)
- *Myotis septentrionalis* (Northern Long-eared Bat)

These species hibernate during winter in caves or, occasionally, in abandoned mines. During summer, they roost under the peeling bark of dead and dying trees. No bats were observed on the subject property at the time of the July 13, 2020 reconnaissance. One cave was known to exist on the subject property and was investigated via drone; no evidence of bats or apparent roosting areas were observed on the subject property. Though no critical habitat has been identified for this species, the USFWS mandates that, to avoid impacts to nesting endangered bat species, no tree clearing shall occur from May 15 to July 31. If you determine that tree clearing is required during this period, additional coordination with the USFWS shall be required prior to clearing any trees.

The Bog Turtle (*Clemmys muhlenbergi*) was also identified as potentially affected by activities in this location. According to the USFWS, this is one of the smallest turtles in the world: the adult carapace length is 3.1 to 4.5 inches. This species typically occupies mosaic wetland habitats bordered by wooded areas. No turtles or suitable habitat were observed at the time of the site reconnaissance.

The IPaC report identified the following flowering plant species are potentially affected by activities in this location:

- *Isotria medeoloides* (Small Whorled Pogonia), *Helonias bullata* (Swamp Pink), and *Platanthera integrilabia* (White Fringeless Orchid)

Small whorled pogonia is found in mixed hardwood-pine forests with open understory; this species frequently occurs in areas with a history of nearby heavy logging, homesite, or road clearing activity. Surveys for small whorled pogonia are best conducted during flowering (May) and fruiting (June to August); plants often wither soon after flowering. The evergreen leaves of swamp pink can be seen year-round, and flowering occurs between March and May. White fringeless orchid grows in red maple-gum swamps; they are also found in peaty seeps and streambanks with *Parnassia asarifolia* (Kidney-leaved Grass-of-Parnassus) and *Oxypolis rigidior* (Cowbane). Surveys for White Fringeless Orchid are best conducted during flowering (mid-July to late August).

*(Protected Species – Tallulah Falls Lake, Page 3)*

At the request of the Georgia Ecological Services office of the USFWS, two additional flowering plant species were searched during the site reconnaissance:

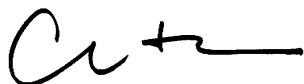
- *Parnassia grandifolia* (Bigleaf Grass-of-Parnassus) and *Lindernia saxicola* (Piedmont False Pimpernel)

The Bigleaf Grass-of-Parnassus is found in fens, gravelly seepages, pineland seepage bogs, blooming from August to October. Piedmont False Pimpernel is an obligate wetland species blooming from July to September.

No evidence of the presence of the IPaC-identified mammal, reptile, or flowering plant species was observed on the subject property at the time of Tallman Environmental's July 13, 2020 reconnaissance. However, Tallman Environmental suggests that additional surveys be conducted prior to land disturbance if tree clearing will occur between May 15 to July 31, for compliance with Section 7 of the Endangered Species Act. Please feel free to contact me if you have any questions or concerns. We thank you for the opportunity to coordinate with you on this project.

Sincerely,

**TALLMAN ENVIRONMENTAL**



Connie Tallman  
Wetlands Specialist

Attachments:

Site Location Map

Topographic Map

IPaC Trust Resource Report

Site Photographs

2095 Highway 211 NW 2F #116, Braselton, Georgia 30517  
770.364.9715 [connie@tallmans.net](mailto:connie@tallmans.net)



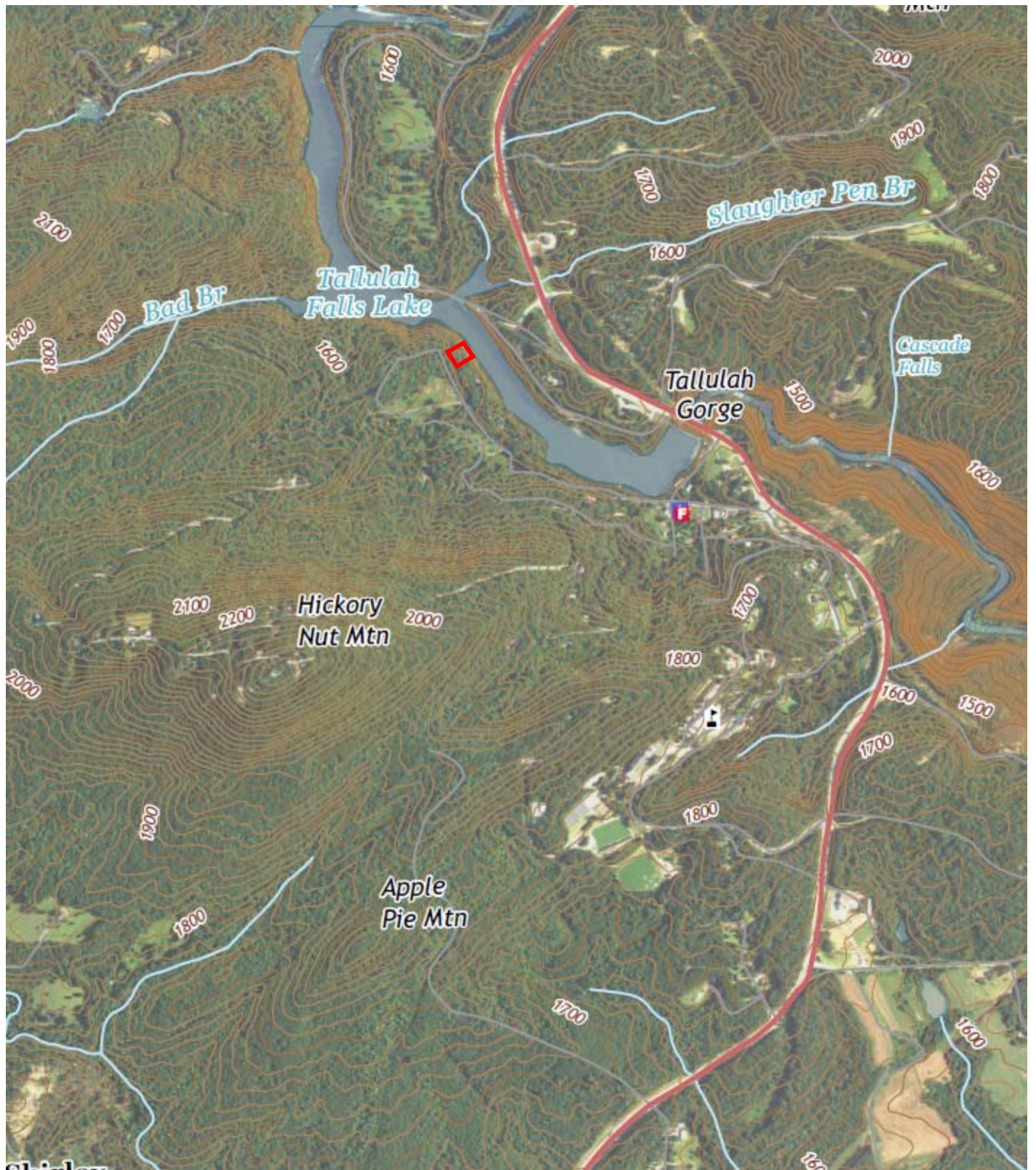
SOURCE: Google 2020

Figure 1  
Scale: 1"=225'

Site Location Map  
Tallulah Falls Lake Access  
Tiger, Rabun County, Georgia

Tallman Environmental, Inc.  
2095 Highway 211 NW 2F #116  
Braselton, Georgia 30517  
connie@tallmans.net  
770.364.9715





SOURCE: Tallulah Falls, Georgia 7.5-minute topographic quadrangle maps (2017)

Figure 2  
Scale: 1"=2,000'

USGS Topographic Map  
Tallulah Falls Lake Access  
Tiger, Rabun County, Georgia

Tallman Environmental, Inc.  
2095 Hwy 211 NW 2F  
Braselton, Georgia 30517  
connie@tallmans.net  
770.364.9715

# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

Rabun County, Georgia



## Local office

Georgia Ecological Services Field Office

☎ (706) 613-9493

📅 (706) 613-6059

355 East Hancock Avenue

Room 320

Athens, GA 30601



# Endangered species

**This resource list is for informational purposes only and does not constitute an analysis of project level impacts.**

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

## Mammals

NAME

STATUS

Gray Bat *Myotis grisescens* Endangered  
 No critical habitat has been designated for this species.  
<https://ecos.fws.gov/ecp/species/6329>

Northern Long-eared Bat *Myotis septentrionalis* Threatened  
 No critical habitat has been designated for this species.  
<https://ecos.fws.gov/ecp/species/9045>

## Reptiles

| NAME   | STATUS |
|--|--------|
| Bog Turtle <i>Clemmys muhlenbergii</i><br>No critical habitat has been designated for this species.<br><a href="https://ecos.fws.gov/ecp/species/6962">https://ecos.fws.gov/ecp/species/6962</a> | SAT    |

## Flowering Plants

| NAME  | STATUS     |
|---|------------|
| Small Whorled Pogonia <i>Isotria medeoloides</i><br>No critical habitat has been designated for this species.<br><a href="https://ecos.fws.gov/ecp/species/1890">https://ecos.fws.gov/ecp/species/1890</a>        | Threatened |
| Swamp Pink <i>Helonias bullata</i><br>No critical habitat has been designated for this species.<br><a href="https://ecos.fws.gov/ecp/species/4333">https://ecos.fws.gov/ecp/species/4333</a>                      | Threatened |
| White Fringeless Orchid <i>Platanthera integrilabia</i><br>No critical habitat has been designated for this species.<br><a href="https://ecos.fws.gov/ecp/species/1889">https://ecos.fws.gov/ecp/species/1889</a> | Threatened |

## Lichens

| NAME  | STATUS     |
|---|------------|
| Rock Gnome Lichen <i>Gymnoderma lineare</i><br>No critical habitat has been designated for this species.<br><a href="https://ecos.fws.gov/ecp/species/3933">https://ecos.fws.gov/ecp/species/3933</a> | Endangered |

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.



# Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE.

**Canada Warbler** *Cardellina canadensis*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 20 to Aug 10

**Eastern Whip-poor-will** *Antrostomus vociferus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 1 to Aug 20

**Prairie Warbler** *Dendroica discolor*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 1 to Jul 31

**Red-headed Woodpecker** *Melanerpes erythrocephalus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Sep 10

**Wood Thrush** *Hylocichla mustelina*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Aug 31

**Yellow-bellied Sapsucker** *sphyrapicus varius*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/8792>

Breeds May 10 to Jul 15

## Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that

week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was<sup>172</sup> found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

- To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .
- The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

### Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

### Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

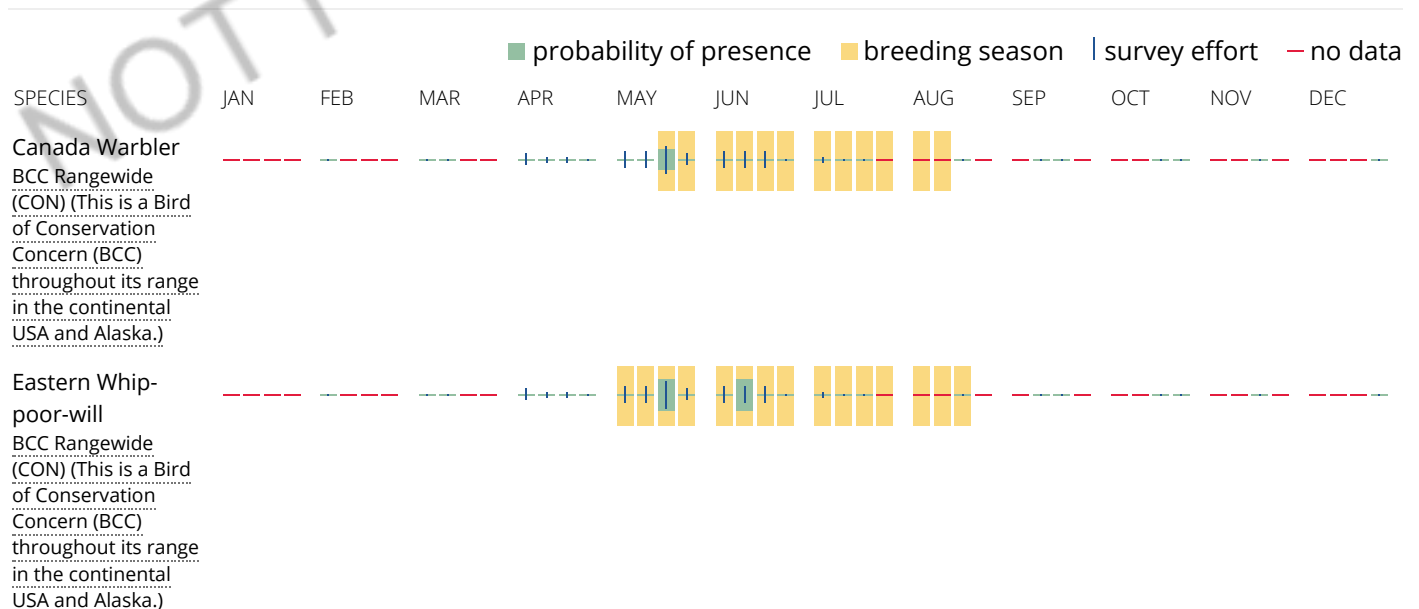
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

### No Data (—)

A week is marked as having no data if there were no survey events for that week.

### Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).



## What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

## How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

## What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

## Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

## What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

## Facilities

### National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

### Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

## Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

### Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

### **Data exclusions**

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

### **Data precautions**

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.



# PHOTOGRAPHIC LOG

**Site Location:**

Tallulah Falls Lake, Rabun County, Georgia

|                       |                         |
|-----------------------|-------------------------|
| <b>Photo No.</b><br>1 | <b>Date:</b><br>7.13.20 |
|-----------------------|-------------------------|

**Direction Photo Taken:**

Northeast

**Description:**

Vegetation on proposed upper platform



|                       |                         |
|-----------------------|-------------------------|
| <b>Photo No.</b><br>2 | <b>Date:</b><br>7.13.20 |
|-----------------------|-------------------------|

**Direction Photo Taken:**

Northeast

**Description:**

View of vegetation on the side of the cliff





# PHOTOGRAPHIC LOG

**Site Location:**

Tallulah Falls Lake, Rabun County, Georgia

|                       |                         |
|-----------------------|-------------------------|
| <b>Photo No.</b><br>3 | <b>Date:</b><br>7.13.20 |
|-----------------------|-------------------------|

**Direction Photo Taken:**

Southwest

**Description:**

Vegetation observed on the cliff face



|                       |                         |
|-----------------------|-------------------------|
| <b>Photo No.</b><br>4 | <b>Date:</b><br>7.13.20 |
|-----------------------|-------------------------|

**Direction Photo Taken:**

Southwest

**Description:**

Vegetation observed on the cliff face





# PHOTOGRAPHIC LOG

**Site Location:**

Tallulah Falls Lake, Rabun County, Georgia

|                       |                         |
|-----------------------|-------------------------|
| <b>Photo No.</b><br>5 | <b>Date:</b><br>7.13.20 |
|-----------------------|-------------------------|

**Direction Photo Taken:**

Southwest

**Description:**

Cliff face at proposed staircase



|                       |                         |
|-----------------------|-------------------------|
| <b>Photo No.</b><br>6 | <b>Date:</b><br>7.13.20 |
|-----------------------|-------------------------|

**Direction Photo Taken:**

Southeast

**Description:**

Vegetation at the base of the cliff





# PHOTOGRAPHIC LOG

**Site Location:**

Tallulah Falls Lake, Rabun County, Georgia

|                       |                         |
|-----------------------|-------------------------|
| <b>Photo No.</b><br>7 | <b>Date:</b><br>7.13.20 |
|-----------------------|-------------------------|

**Direction Photo Taken:**

Detail

**Description:**

Vegetation at the base of the cliff



|                       |                         |
|-----------------------|-------------------------|
| <b>Photo No.</b><br>8 | <b>Date:</b><br>7.13.20 |
|-----------------------|-------------------------|

**Direction Photo Taken:**

Southwest

**Description:**

Base of cliff





July 30, 2020

Program Manager, Nonpoint Source Program  
Erosion & Sedimentation Control Unit  
2 Martin Luther King Jr Drive  
Suite 1462 East  
Atlanta, GA 30334

RE: Buffer Variance (BV-119-20-01) - J & D Irvin Holdings, LLC

To Whom It May Concern:

This letter serves as a response to comments received regarding the Stream Buffer Variance Application BV-119-20-01 for J & D Irvin Holdings, LLC, the property owner. The applicant received two comment letters from Mary Beth Hughes and Patricia Dare.

The stream buffer variance is only for access to the lake shore by constructing stairs, similar to the access that the adjacent property owner has in the stream buffer. There is a tall rock face restricting access to the lake shore from the southern portion of the property. The only access to the lake shore is using the adjacent property owner's stairs, by repelling, or a ladder. The land disturbance shown is for future development which will adhere to the City of Tallulah Falls and GA EPD regulations. However, the GA EPD is not involved with municipal zoning ordinances. The property owner wants safe access to the lake shore of his property, regardless of the present or future use.

The property owner removed some trees and brush from the property last year. The GA EPD was notified and Caroline Dalis, Environmental Specialist with the EPD, conducted a site visit. It was determined that no deficiencies were found and no further action should be taken.

The stream buffer variance application references a list of various reasons for a buffer variance and the applicant provides reasonable evidence that impact to the buffer is necessary. These items are listed as criteria items "a through k". This application is using the criteria "a" which states *"The project involves the construction or repair of an existing infrastructure project or a structure that, by its nature, must be located within the buffer. Such structures include, but are not limited to dams, public water supply intake structures, detention/retention ponds, waste water discharges, docks including access ways, boat launches including access ways, and stabilization of areas of public access to water"*. Criteria "g" is not used for this application which is for the construction of a single-family home. This is for stair access.

**Foothills Land Design, LLC**  
**164 Professional Drive**  
**Baldwin, GA 30511**

**Ph: 706-778-0067**  
**Fax: 706-778-0069**  
[www.foothillsld.com](http://www.foothillsld.com)



The construction exit (Co) is an erosion control Best Management Practice (BMP) using a stone stabilized pad located at a point where traffic will be leaving a construction site to a public right-of-way or any other area where there is a transition from bare soil to a paved area. This is not related to a constructed gravel drive. The coordinates are used to sufficiently locate the construction site. The construction exit is alongside the adjacent property owner's driveway. The property was surveyed and no channel requiring a buffer was located. The property owner will use appropriate erosion control BMPs to minimize the escape of sediment due to any land disturbance.

Although Lake Tallulah is manmade, it acts similar to a natural "retention pond" to a large area, including the City of Tallulah Falls, because it holds water. Georgia Power is dependent on stormwater runoff to the lake. The property owner will use appropriate erosion control BMPs to minimize the escape of sediment due to any land disturbance. The property owner is invested in the health of the lake and will be diligent in keeping sediment out of the lake.

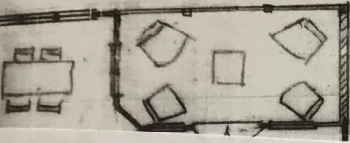
Reference to "contractor" is not found in the provided documentation for the stream buffer variance application; however, the property owner is ultimately responsible for the installation and maintenance of the erosion control BMPs. The contractor will meet the education requirements and be certified by the Georgia Soil and Water Conservation Commission.

If you have any questions regarding this correspondence or if you would like to discuss the project in general, please do not hesitate to contact us at the phone number below.

Sincerely,

A handwritten signature in black ink, appearing to read "James Irvin". The signature is fluid and cursive, with a large loop at the beginning and a long horizontal stroke extending to the right.

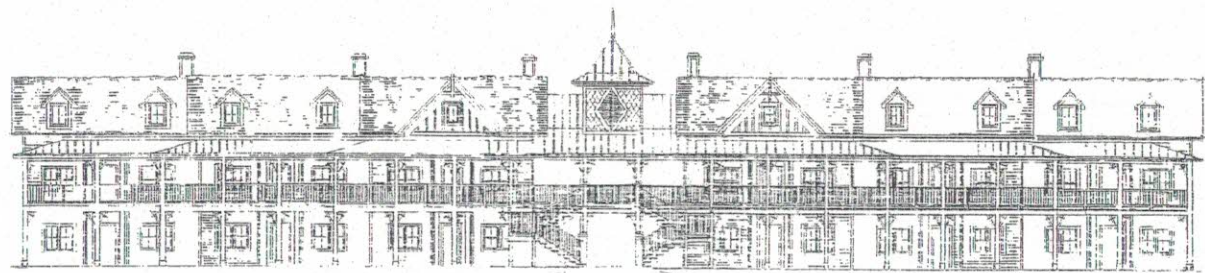
James Irvin, PE  
Foothills Land Design, LLC



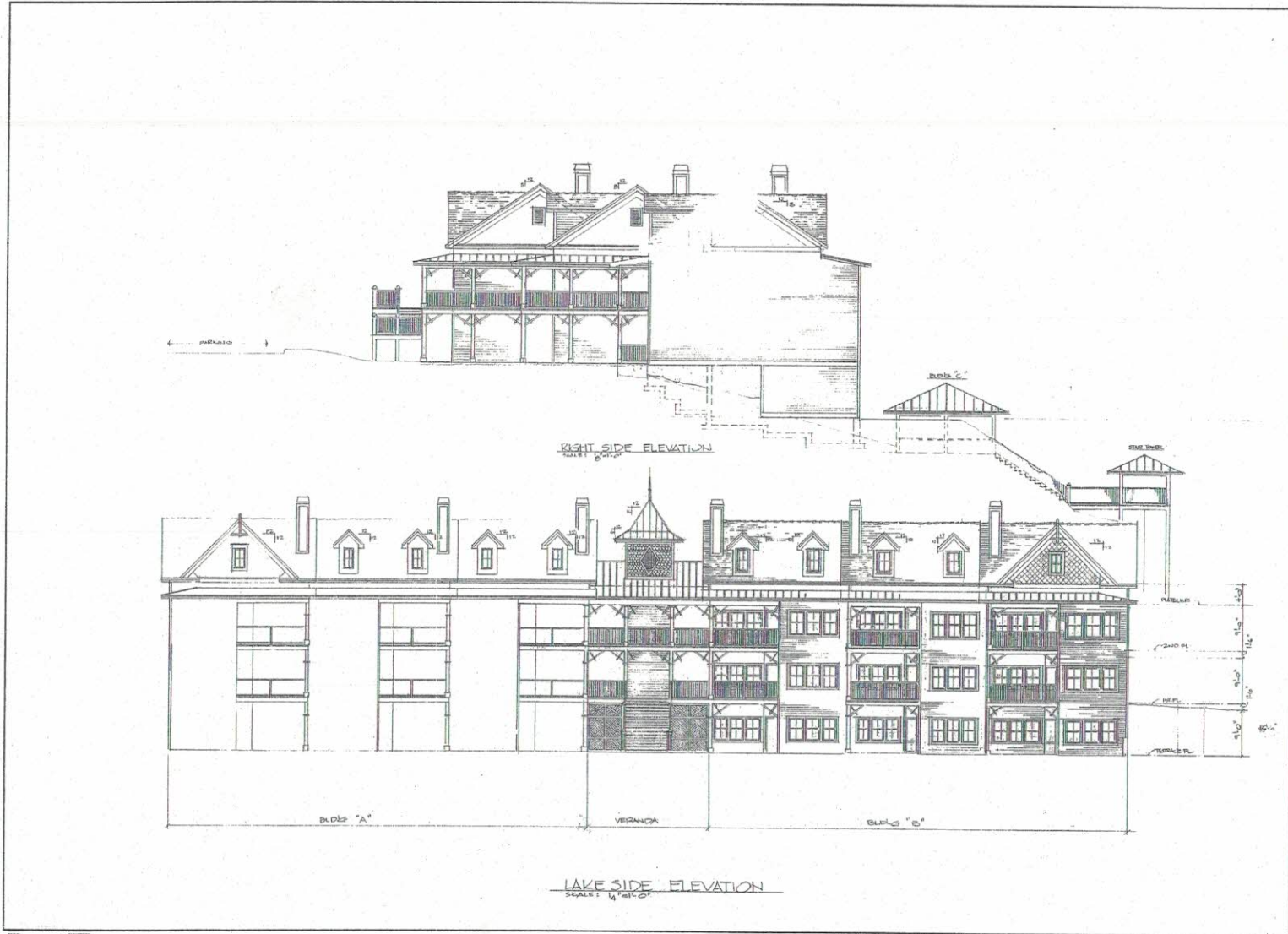
20'







FRONT ELEVATION



| REVISIONS | BY |
|-----------|----|
|           |    |
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|           |  |
|-----------|--|
| Date      |  |
| Scale     |  |
| Drawn     |  |
| Job       |  |
| Sheet     |  |
| Of Sheets |  |

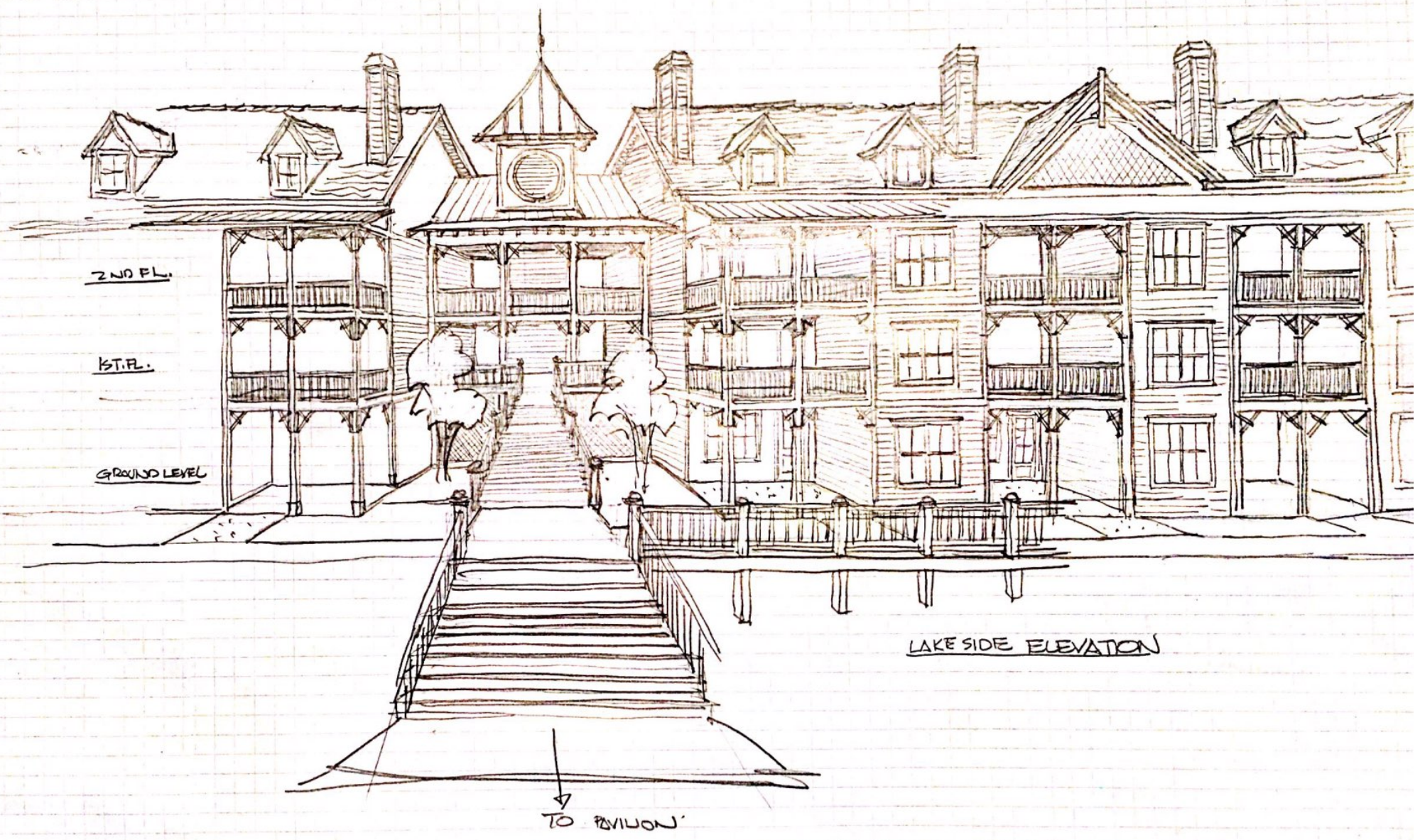








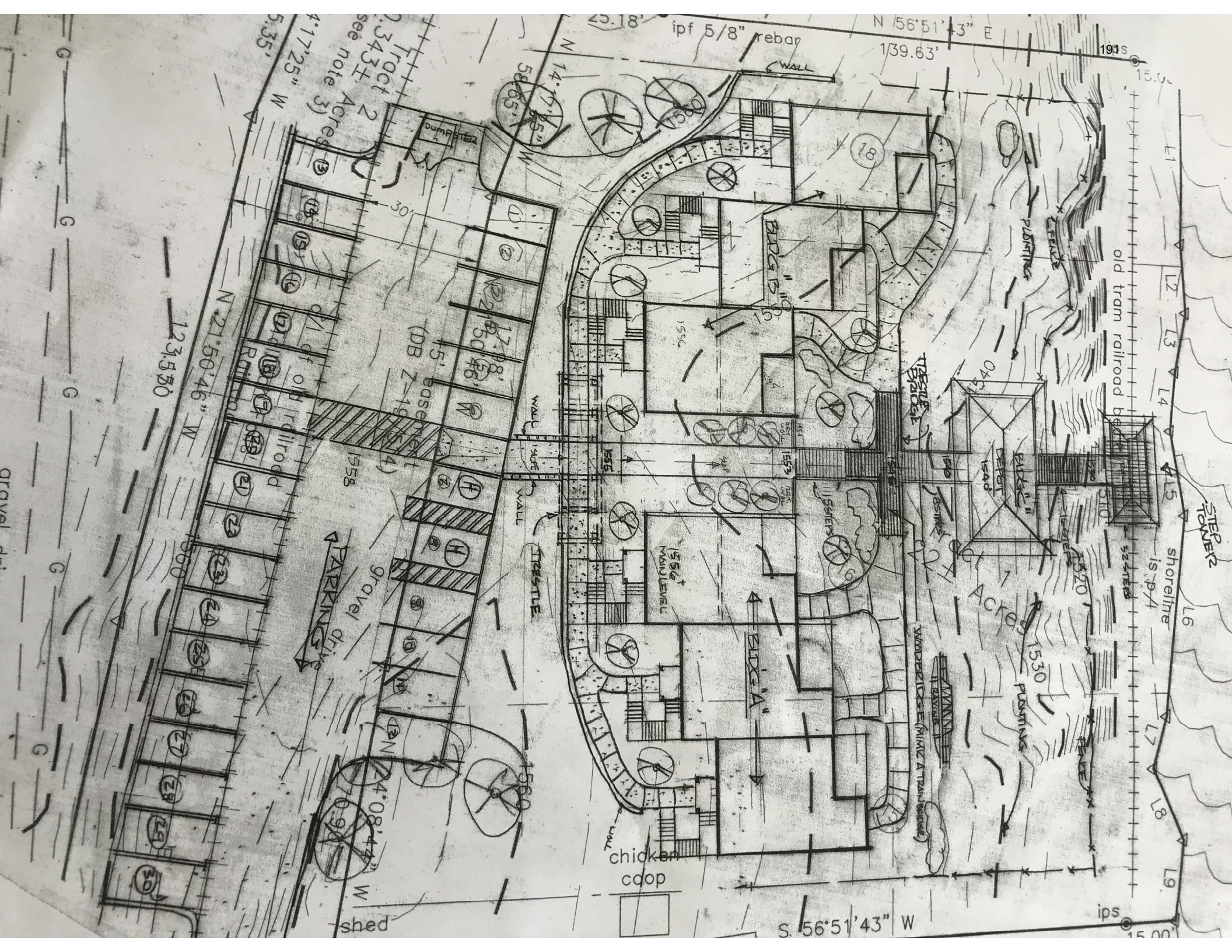




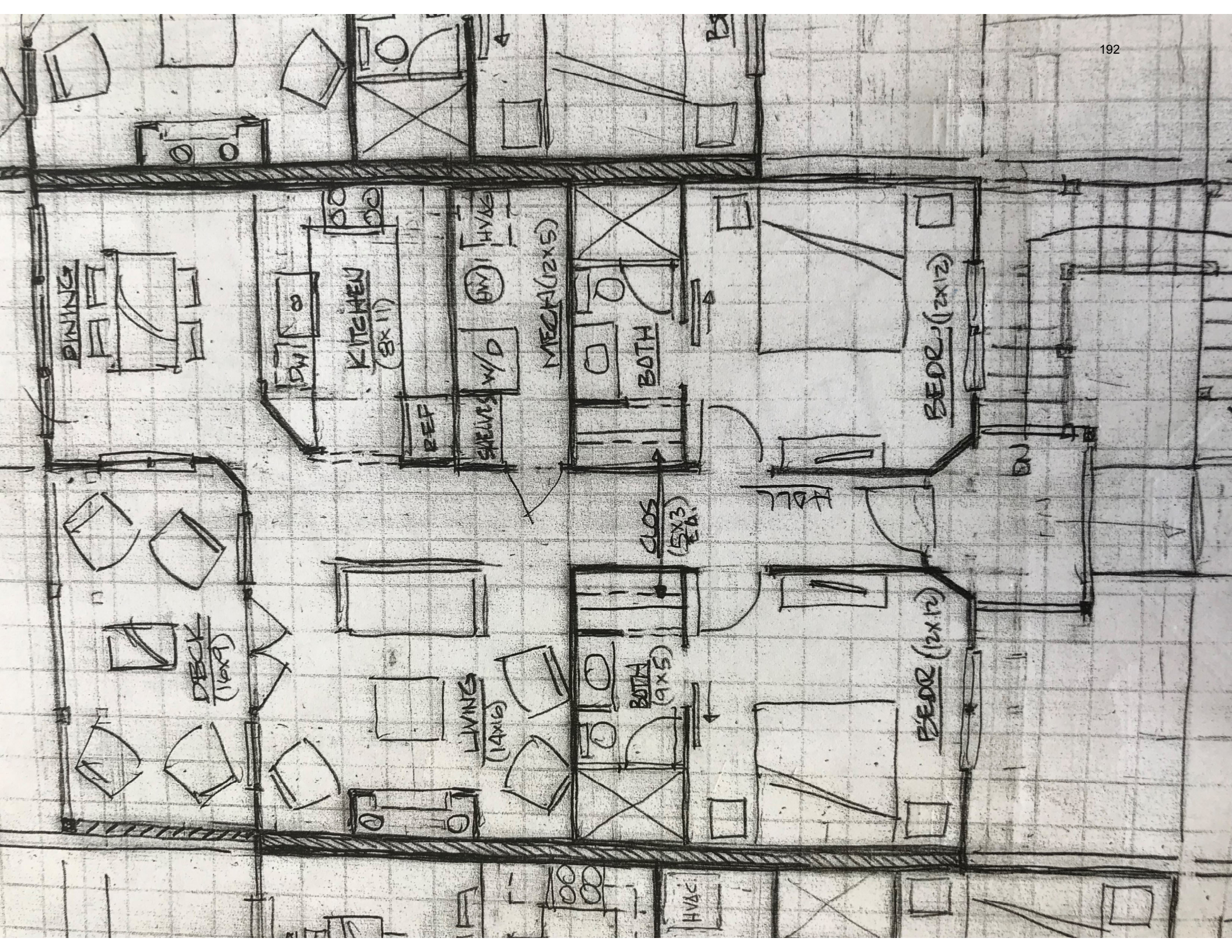




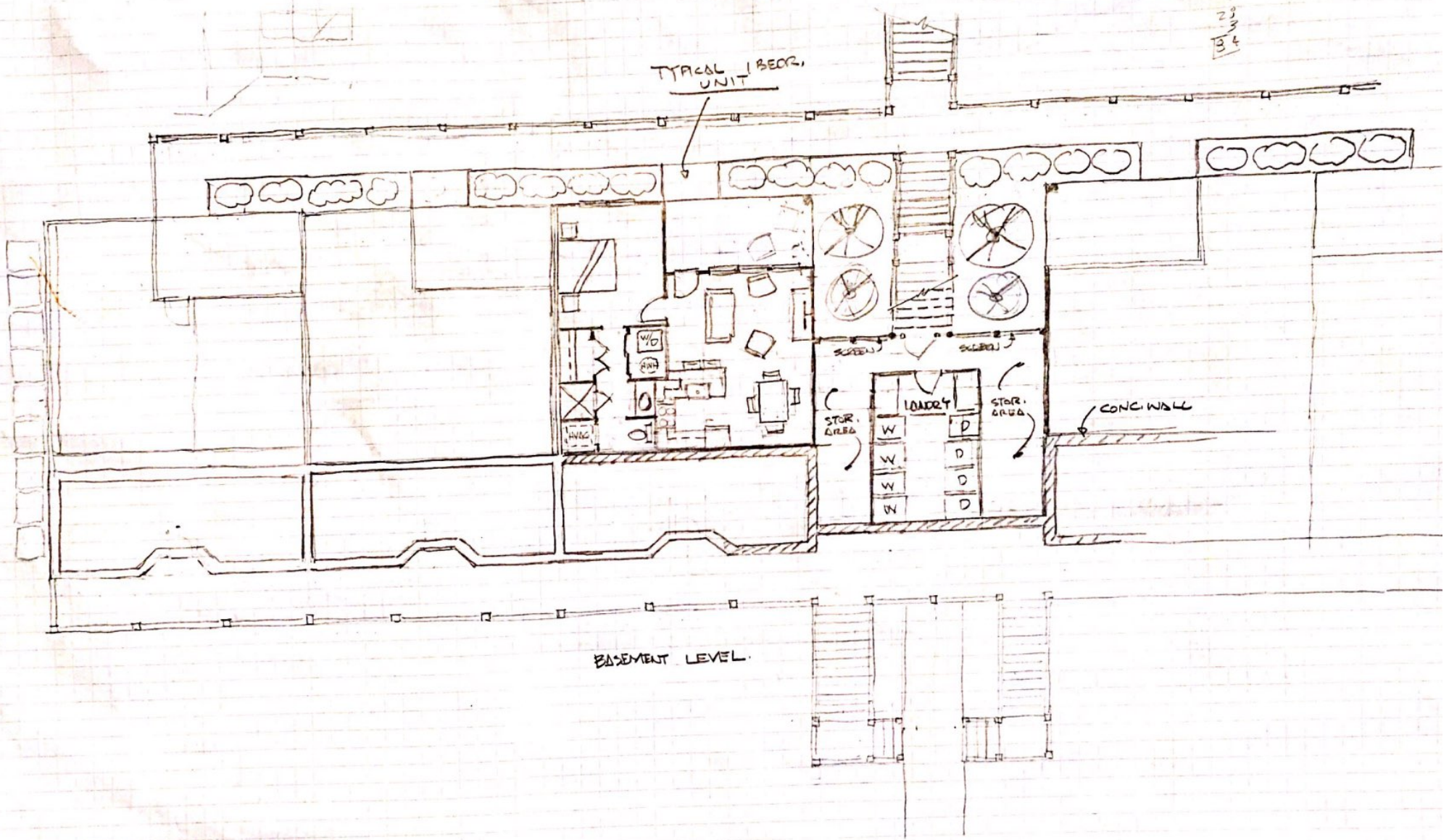
















GRANDVIEW HOTEL









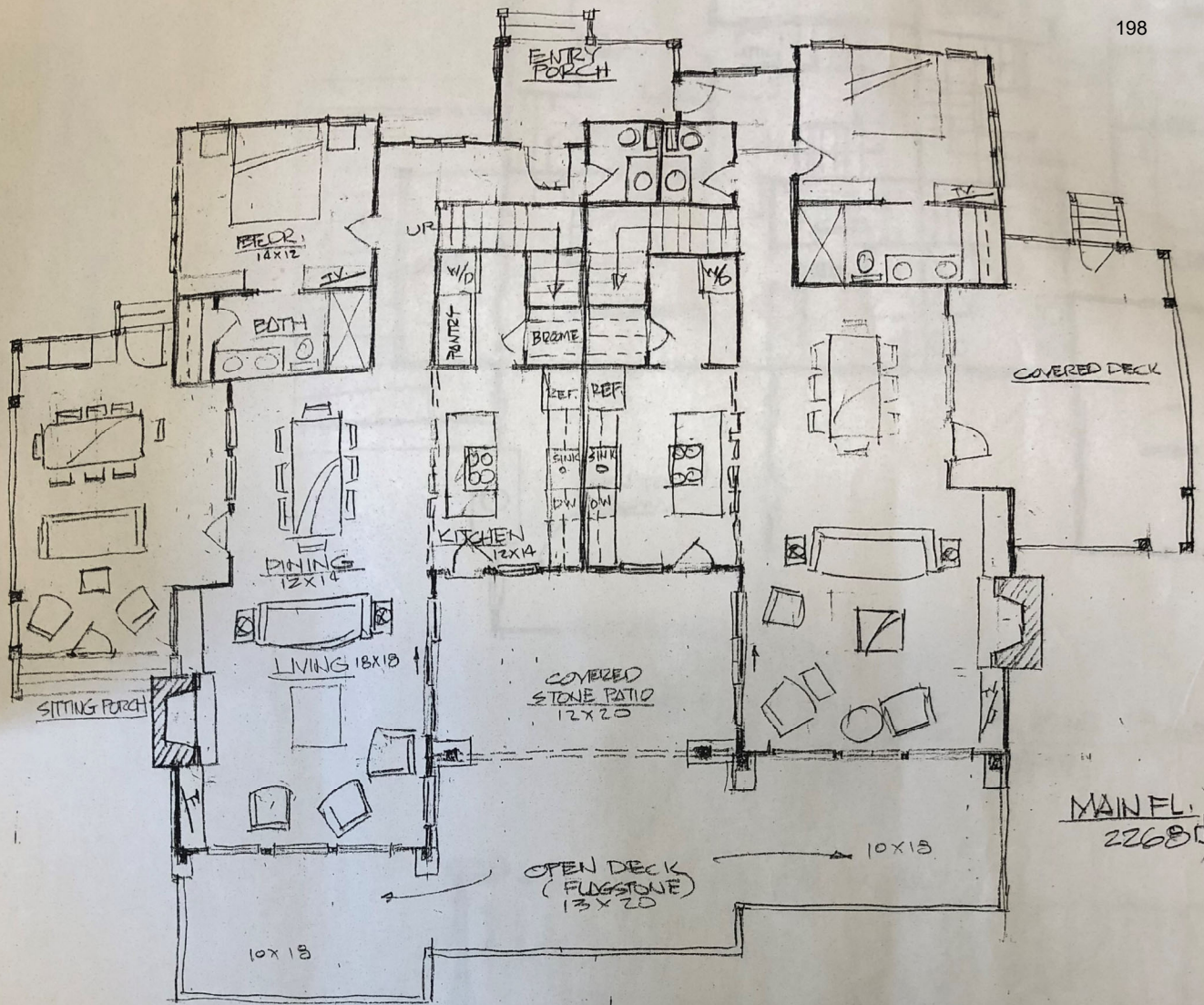
SEASIDE SUMMER RESORTS,  
NOTICE TO  
GUESTS, INVALIDS,  
—AND—  
Amusement Seekers.  
—  
LULAH HOTEL,  
Lulah Falls, Co.





TOTAL 3948 HT'D





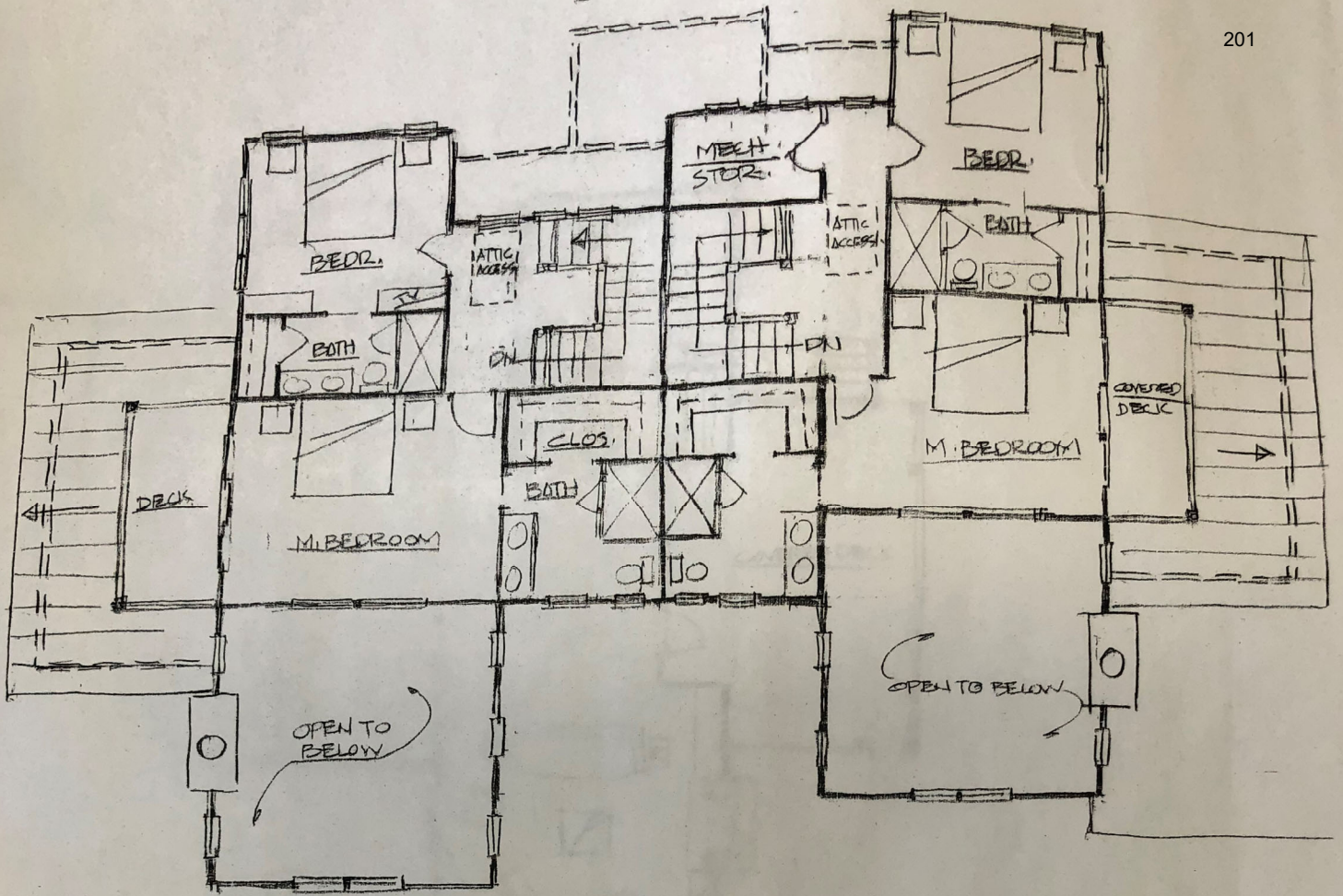












2ND FLOOR PLAN  
1680#



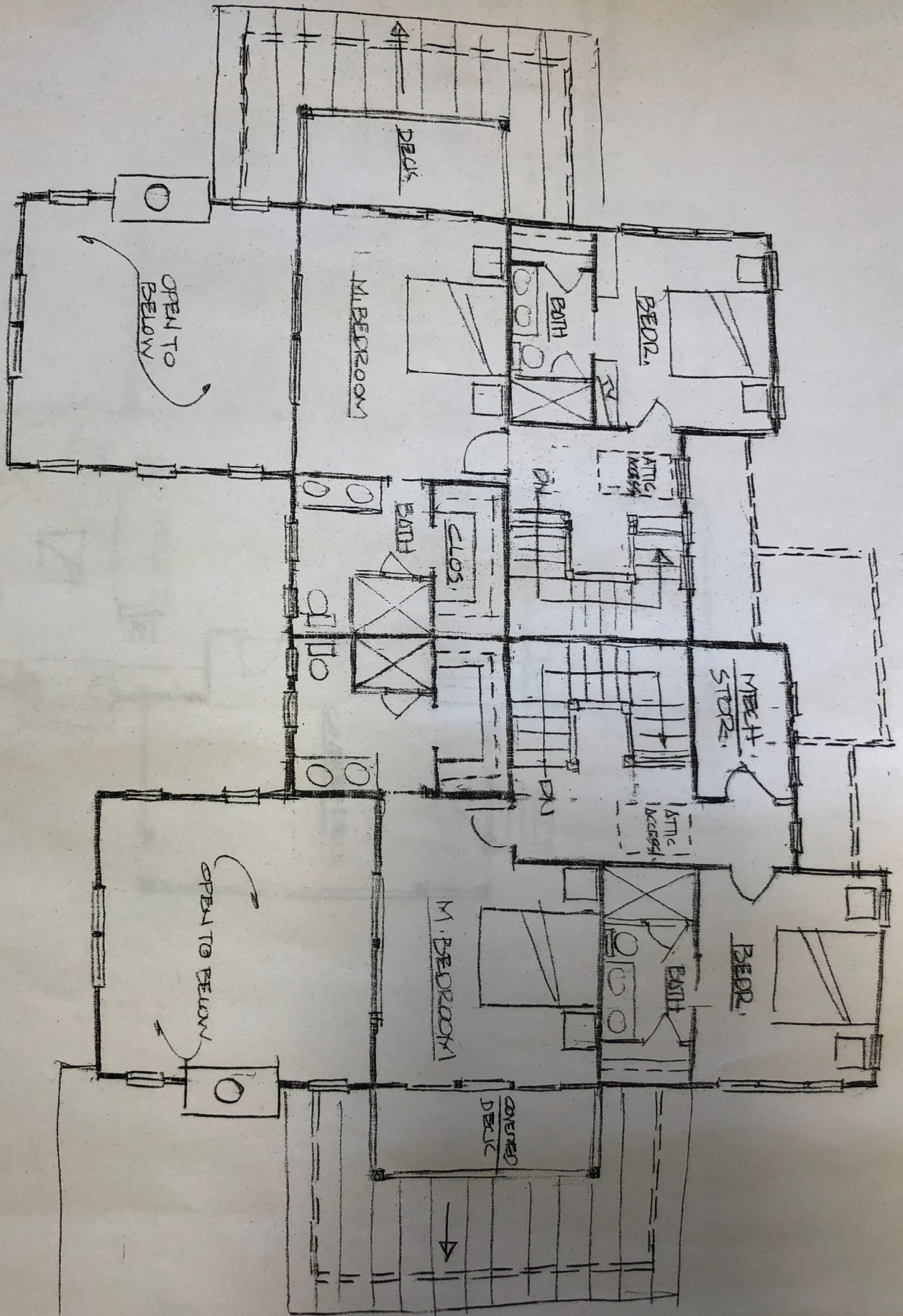
FRONT ELEVATION



FRONT ELEVATION

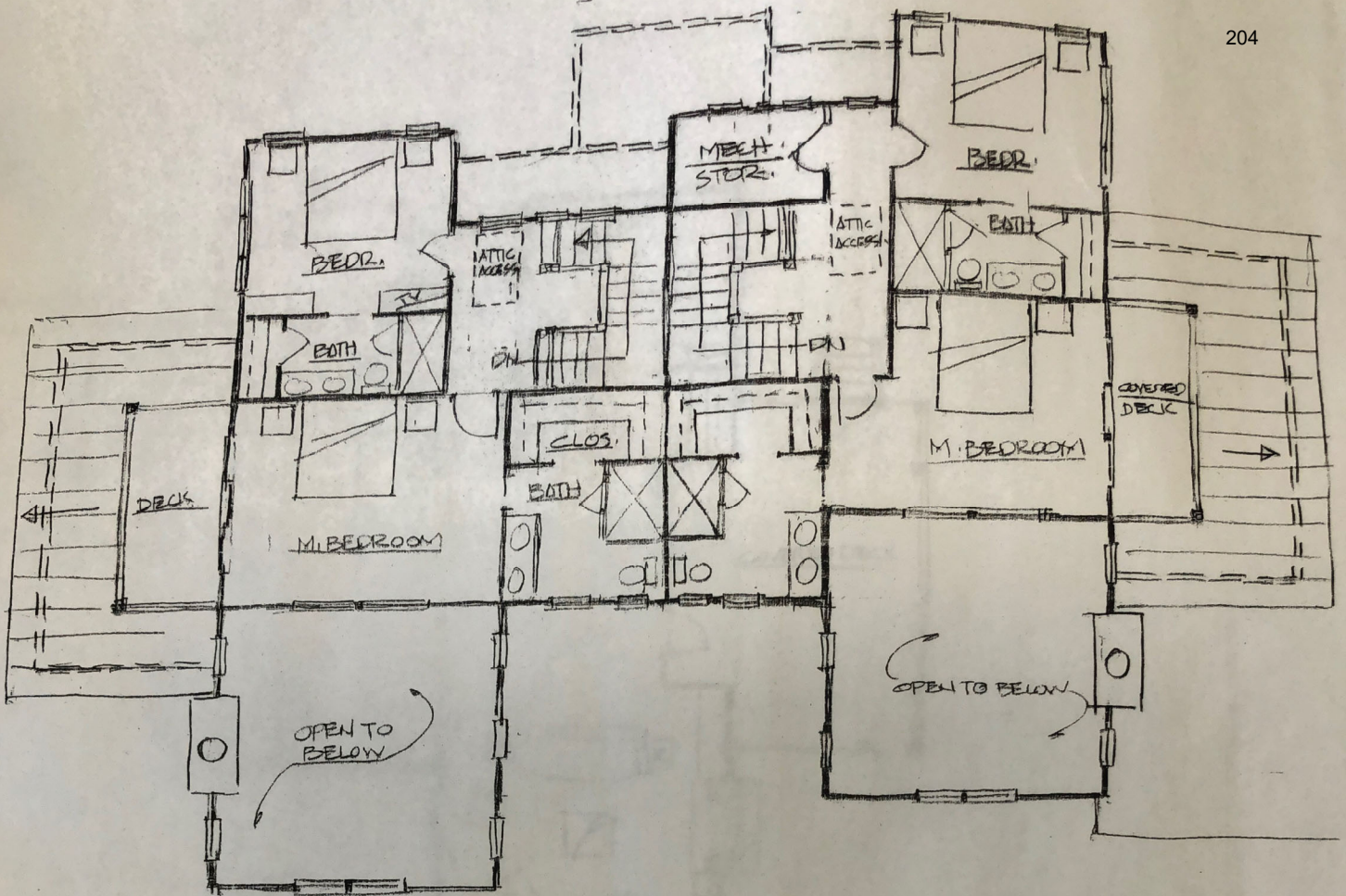






2ND FLOOR PLAN  
16804





2ND FLOOR PLAN  
16804



FRONT ELEVATION

| <b>SUPPORTING DOCUMENTATION - LOTS 4, 17, 18, 18a, 19, 20, 20A, 21, 21A, 22A, 23, 24, &amp; 58</b> |             |
|--|-------------|
| DEEDS  | PP. 206-208 |
| PROPERTY TAX ASSESSMENTS   | PP. 209-212 |
| LAND DISTURBANCE PERMIT APPLICATIONS   | PP. 213-217 |
| SURVEYS  | PP. 218-223 |
| BUILDING DRAWINGS & FLOOR PLANS  | PP. 224-237 |



FILED & RECORDED  
DATE: 12/27/2019  
TIME: 9:00 AM  
DEED BOOK: Y46  
PAGES: 190-192  
FT-61: 2019-001904  
TRANSFER TAX: \$325.00  
Halle E. Henry-Farrus, C.S.O.  
Rabun County, GA

After recording return to:  
David Irvin  
P.O. Box 219  
Tallulah Falls, GA 30573

**LIMITED WARRANTY DEED**  
**PREPARED WITHOUT TITLE EXAMINATION**

**STATE OF GEORGIA**  
**COUNTY OF RABUN**

**THIS INDENTURE**, Made this 27<sup>th</sup> day of Dec., 2019 between Johnny Clinton Irvin of the State of Georgia and County of DeKalb and Johnny Mark Irvin, of the State of Georgia and County of Rabun, (hereinafter collectively referred to as "Grantor"), and J & D Irvin Holdings, LLC of the State of Georgia and County of Rabun, (hereinafter referred to as "Grantee");

Whenever there is a reference herein to the Grantor or the Grantee, this singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto Grantee the following described property:

**Please see Exhibit "A" attached hereto and incorporated herein as a part hereof for a full and complete description of said property.**

**TO HAVE AND TO HOLD** that said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, his heirs and assigns, forever, in Fee Simple.



CLYDIA J. IRVIN, PRA  
L.W. J & D IRVIN HOLDING

AND THE Grantor, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto Grantee, his heirs and assigns, against the claims of all owning, holding or claiming by, through or under Grantor.

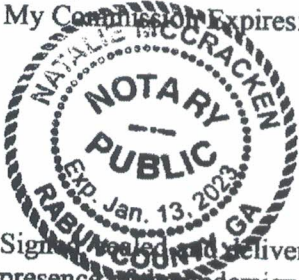
IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year above written.

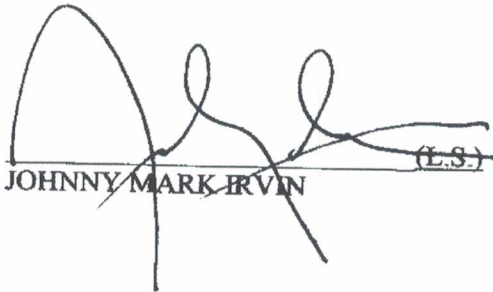
  
\_\_\_\_\_  
JOHNNY CLINTON IRVIN (L.S.)

Signed, sealed and delivered in the presence of the undersigned Notary Public on 27 day of December, 2019:

Carolyn B. Simmons  
\_\_\_\_\_  
Witness

Natalie McCracken  
\_\_\_\_\_  
Notary Public  
My Commission Expires: Jan 13, 2023



  
\_\_\_\_\_  
JOHNNY MARK IRVIN (L.S.)

Signed, sealed and delivered in the presence of the undersigned Notary Public on 27 day of December, 2019:

Carolyn B. Simmons  
\_\_\_\_\_  
Witness

Natalie McCracken  
\_\_\_\_\_  
Notary Public  
My Commission Expires: Jan 13, 2023

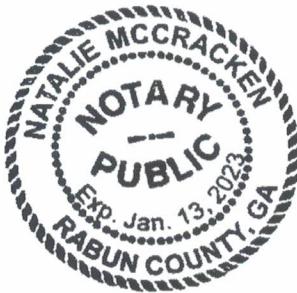


EXHIBIT "A"

All those tracts or parcels of land lying and being in Land Lot 163 of the Thirteenth Land District of Rabun County, Georgia and being designated as LOT 58 as depicted on a plat of survey of record in Plat Book 29, Page 283 in the office of the Clerk of Rabun County Superior Court; LOTS 18, 18A, 19, 20, 20A, 21, 21A, 22A, and 23 as depicted on a plat of survey dated February 19, 2008 and of record in Plat Book 59, Page 132, aforesaid records; LOT 4 as depicted on a plat of survey dated January 24, 2008 and of record in Plat Book 59, Page 131, aforesaid records; LOT 17 and LOT 24 as depicted on a plat of survey last revised December, 1986 and of record in Plat Book 24, Page 93, aforesaid records. Reference to said plats and the records thereof is for the express purpose of incorporating herein the description of said real property depicted thereon.

ALSO CONVEYED is a perpetual, non-exclusive easement for the use of the roads described in an Easement dated July 6, 1955 and of record in Deed Book U-9, Page 88 upon the public records of Rabun County, Georgia. Said Easement shall be an easement appurtenant to the property hereinabove described.

Said tracts or parcels of land are hereby conveyed SUBORDINATE to those certain Protective Covenants imposed by an instrument recorded in Deed Book U-9, Page 91 upon the public records of Rabun County, Georgia.



**Rabun County  
Board of Assessors  
19 Jo Dotson Circle, Suite 121  
Clayton, GA 30525  
(706) 782-5068**

**\*\*THIS IS NOT A BILL\*\***

**RETURN SERVICE REQUESTED**

209  
**Official Tax Matter - 2020 Tax Year**

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

**Annual Assessment Notice Date:**

**June 10, 2020**

**Last date to file a written appeal:**

**July 24, 2020**

\*\*\* This is not a tax bill - Do not send payment \*\*\*

County property records are available online at:  
[www.rabuncounty.ga.gov](http://www.rabuncounty.ga.gov)

**Official Tax Matter  
2020 Real Assessment**



\*\*\*\*\*SINGLP 68 220

J & D IRVIN HOLDINGS LLC  
942 TALLULAH FALLS SCENIC LOOP  
TALLULAH FALLS, GA 30573



**A**

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

For further information on the proper method of filing an appeal you may contact the county Board of Assessors which is located at 19 Jo Dotson Circle, Suite 121 - Clayton, GA 30525 and which may be contacted by telephone at: 706-782-5068. Your staff contacts are Mike Copeland Ext. #4 or Pam Speed Ext. #1.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

**B**

| Account Number                | Property ID Number      | Acreage                         | Tax Dist                       | Covenant Year            | Homestead |
|-------------------------------|-------------------------|---------------------------------|--------------------------------|--------------------------|-----------|
| 19691                         | 101A 015D               | 1.01                            | 05                             |                          |           |
| Property Description          | LOT 4                   |                                 |                                |                          |           |
| Property Address              | 0                       |                                 |                                |                          |           |
|                               | Taxpayer Returned Value | Previous Year Fair Market Value | Current Year Fair Market Value | Current Year Other Value |           |
| 100% <b>Appraised</b> Value   | 0                       | 0                               | 16,968                         | 0                        |           |
| 40% <b>Assessed</b> Value     | 0                       | 0                               | 6,787                          | 0                        |           |
| Reasons for Assessment Notice |                         |                                 |                                |                          |           |

New Parcel

**C**

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

| Taxing Authority    | Other Exempt | Homestead Exempt | Net Taxable | Millage  | Estimated Tax |
|---------------------|--------------|------------------|-------------|----------|---------------|
| County Incorporated | 0            | 0                | 6,787       | 0.010083 | 68.43         |
| School              | 0            | 0                | 6,787       | 0.009450 | 64.14         |
| Tall. Falls City    | 0            | 0                | 6,787       | 0.005868 | 39.83         |

**Total Estimated Tax: \$172.40**

**Rabun County  
Board of Assessors  
19 Jo Dotson Circle, Suite 121  
Clayton, GA 30525  
(706) 782-5068**

210

**Official Tax Matter - 2020 Tax Year**

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**\*\*THIS IS NOT A BILL\*\***

RETURN SERVICE REQUESTED

**Annual Assessment Notice Date:**

**June 10, 2020**

**Last date to file a written appeal:**

**July 24, 2020**

\*\*\* This is not a tax bill - Do not send payment \*\*\*

County property records are available online at:  
[www.rabuncounty.ga.gov](http://www.rabuncounty.ga.gov)

**Official Tax Matter  
2020 Real Assessment**



.....SNGLP 68 218

J & D IRVIN HOLDINGS LLC  
942 TALLULAH FALLS SCENIC LOOP  
TALLULAH FALLS, GA 30573



The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

**A**

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

For further information on the proper method of filing an appeal you may contact the county Board of Assessors which is located at 19 Jo Dotson Circle, Suite 121 - Clayton, GA 30525 and which may be contacted by telephone at: 706-782-5068. Your staff contacts are Mike Copeland Ext. #4 or Pam Speed Ext. #1.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

**B**

| Account Number                | Property ID Number              | Acreage                         | Tax Dist                       | Covenant Year            | Homestead |
|-------------------------------|---------------------------------|---------------------------------|--------------------------------|--------------------------|-----------|
| 19688                         | 101A 003B                       | 8.59                            | 05                             |                          |           |
| Property Description          | LOTS 17 18 18A 19 20 20A 21 21A |                                 |                                |                          |           |
| Property Address              | 0                               |                                 |                                |                          |           |
|                               | Taxpayer Returned Value         | Previous Year Fair Market Value | Current Year Fair Market Value | Current Year Other Value |           |
| 100% <b>Appraised Value</b>   | 0                               | 0                               | 72,757                         | 0                        |           |
| 40% <b>Assessed Value</b>     | 0                               | 0                               | 29,103                         | 0                        |           |
| Reasons for Assessment Notice |                                 |                                 |                                |                          |           |

New Parcel

**C**

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

| Taxing Authority    | Other Exempt | Homestead Exempt | Net Taxable | Millage  | Estimated Tax |
|---------------------|--------------|------------------|-------------|----------|---------------|
| County Incorporated | 0            | 0                | 29,103      | 0.010083 | 293.45        |
| School              | 0            | 0                | 29,103      | 0.009450 | 275.02        |
| Tall. Falls City    | 0            | 0                | 29,103      | 0.005868 | 170.78        |

**Total Estimated Tax: \$739.25**

**Rabun County  
Board of Assessors  
19 Jo Dotson Circle, Suite 121  
Clayton, GA 30525  
(706) 782-5068**

**\*\*THIS IS NOT A BILL\*\***

RETURN SERVICE REQUESTED



.....SNGLP 68 219  
J & D IRVIN HOLDINGS LLC  
942 TALLULAH FALLS SCENIC LOOP  
TALLULAH FALLS, GA 30573



211  
**Official Tax Matter - 2020 Tax Year**

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

**Annual Assessment Notice Date:**  
June 10, 2020

**Last date to file a written appeal:**  
July 24, 2020

\*\*\* This is not a tax bill - Do not send payment \*\*\*  
County property records are available online at:  
[www.rabuncounty.ga.gov](http://www.rabuncounty.ga.gov)

**Official Tax Matter  
2020 Real Assessment**

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Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

| Account Number              | Property ID Number      | Acreage                         | Tax Dist                       | Covenant Year            | Homestead |
|-----------------------------|-------------------------|---------------------------------|--------------------------------|--------------------------|-----------|
| 19689                       | 101A 003C               | 1.86                            | 05                             |                          |           |
| Property Description        | LOTS 22A, 23, 24        |                                 |                                |                          |           |
| Property Address            | 0                       |                                 |                                |                          |           |
|                             | Taxpayer Returned Value | Previous Year Fair Market Value | Current Year Fair Market Value | Current Year Other Value |           |
| 100% <b>Appraised</b> Value | 0                       | 0                               | 23,827                         | 0                        |           |
| 40% <b>Assessed</b> Value   | 0                       | 0                               | 9,531                          | 0                        |           |

Reasons for Assessment Notice

New Parcel

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

| Taxing Authority    | Other Exempt | Homestead Exempt | Net Taxable | Millage  | Estimated Tax |
|---------------------|--------------|------------------|-------------|----------|---------------|
| County Incorporated | 0            | 0                | 9,531       | 0.010083 | 96.10         |
| School              | 0            | 0                | 9,531       | 0.009450 | 90.07         |
| Tall. Falls City    | 0            | 0                | 9,531       | 0.005868 | 55.93         |

**Total Estimated Tax: \$242.10**



**Rabun County  
Board of Assessors  
19 Jo Dotson Circle, Suite 121  
Clayton, GA 30525  
(706) 782-5068**

**\*\*THIS IS NOT A BILL\*\***

**RETURN SERVICE REQUESTED**



.....SNGLP 68 221  
J & D IRVIN HOLDINGS LLC  
942 TALLULAH FALLS SCENIC LOOP  
TALLULAH FALLS, GA 30573



212

**Official Tax Matter - 2020 Tax Year**

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

**Annual Assessment Notice Date:**

**June 10, 2020**

**Last date to file a written appeal:**

**July 24, 2020**

\*\*\* This is not a tax bill - Do not send payment \*\*\*

County property records are available online at:  
[www.rabuncounty.ga.gov](http://www.rabuncounty.ga.gov)

**Official Tax Matter  
2020 Real Assessment**

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- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

| Account Number              | Property ID Number      | Acreage                         | Tax Dist                       | Covenant Year            | Homestead |
|-----------------------------|-------------------------|---------------------------------|--------------------------------|--------------------------|-----------|
| 19692                       | 101A 011B               | 0.54                            | 05                             |                          |           |
| <b>Property Description</b> | LOT 58                  |                                 |                                |                          |           |
| <b>Property Address</b>     | 0                       |                                 |                                |                          |           |
|                             | Taxpayer Returned Value | Previous Year Fair Market Value | Current Year Fair Market Value | Current Year Other Value |           |
| 100% <b>Appraised Value</b> | 0                       | 0                               | 14,175                         | 0                        |           |
| 40% <b>Assessed Value</b>   | 0                       | 0                               | 5,670                          | 0                        |           |

Reasons for Assessment Notice

New Parcel

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

| Taxing Authority    | Other Exempt | Homestead Exempt | Net Taxable | Millage  | Estimated Tax |
|---------------------|--------------|------------------|-------------|----------|---------------|
| County Incorporated | 0            | 0                | 5,670       | 0.010083 | 57.17         |
| School              | 0            | 0                | 5,670       | 0.009450 | 53.58         |
| Tall. Falls City    | 0            | 0                | 5,670       | 0.005868 | 33.27         |

**Total Estimated Tax: \$144.02**



# LAND DISTURBANCE PERMIT APPLICATION

TYPE PROJECT APPLICANT CONTACT

Description of proposed project: Removing brush and small trees for temporary road

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Single-Family Residential Home | <input type="checkbox"/> Grading .10 acre or greater<br>SF of Area _____ | <input type="checkbox"/> Single-Family Subdivision |
| <input type="checkbox"/> Home Addition                  | <input type="checkbox"/> Commercial / Retail                             | <input type="checkbox"/> Multi-family Development  |
| <input type="checkbox"/> Pool                           | <input type="checkbox"/> Office  | <input type="checkbox"/> Other (Please describe)   |
| <input type="checkbox"/> Wall greater than 6' in height |  |  |

(17, 18, 18A, 19, 20, 20A, 17-21A 21 and 21A)

Name of Project or Subdivision (Note name of Former Subdivision, if any) \_\_\_\_\_ Lot # \_\_\_\_\_

J and D Irvin, LLC

Owner of Record (Company/Individual) \_\_\_\_\_

Hickory Nut Mountain Road Tallulah Falls, GA 30573

Property Address Suite/Apt. # City State Zip Code

101A 003B 8.59 <.10AC

Property ID Total Acreage Acreage and Square Footage to be Disturbed

David and Johnny Irvin

Applicant Name \_\_\_\_\_

J and D Irvin Holdings, LLC

Company \_\_\_\_\_

P.O. Box 219 Tallulah Falls, GA 30573

Mailing Address Suite/Apt. # City State Zip Code

706-754-5464 706-499-7694 706-754-8797 marcjabrockngf@gmail.com

Phone Cell Phone Fax Phone E-mail

Marcia Brock

Contact Name (24-hour Contact: Owner's Agent / Project Manager / Project Engineer) \_\_\_\_\_

J and D Irvin Holdings, LLC

Company \_\_\_\_\_

P.O. Box 219 Tallulah Falls, GA 30573

Contact Mailing Address City State Zip Code

706-754-5464 706-499-7065 706-754-8797 marcjabrockngf@gmail.com

Phone Cell Phone Fax Phone E-mail

I hereby certify that all information provided herein is true and correct

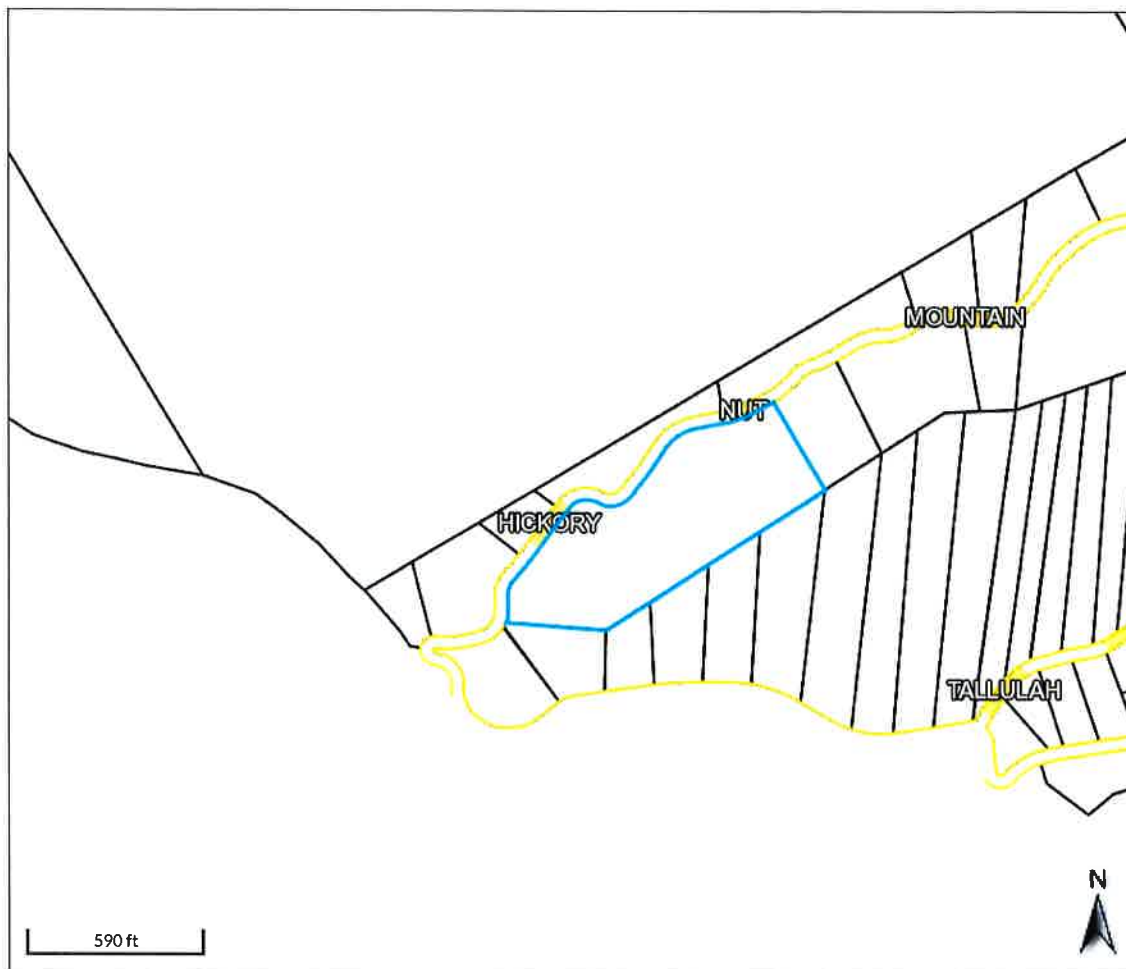
Marcia Brock

Date: 06/02/2020

Applicant Signature: Property Owner or Owner's Representative

Permit Approved 6-10-2020 conditional on EPD requirements if land disturbance is part of a larger common plan of development. See O.C.G.A. Section 12-7-17.

Reviewed by - Linda Japeyouse & Deb Goetche



Overview



Legend

-  Road
-  Parcels
-  Roads

|                 |                |                  |                                |              |       |        |      |
|-----------------|----------------|------------------|--------------------------------|--------------|-------|--------|------|
| Parcel ID       | 101A 003B      | Owner            | J & D IRVIN HOLDINGS LLC       | Last 2 Sales |       |        |      |
| Class Code      | Residential    |                  | 942 TALLULAH FALLS SCENIC LOOP | Date         | Price | Reason | Qual |
| Taxing District | Tallulah Falls |                  | TALLULAH FALLS GA 30573        | 12/27/2019   | 0     | XV     | U    |
|                 | Tallulah Falls | Physical Address | n/a                            | n/a          | 0     | n/a    | n/a  |
| Acres           | 8.59           | Assessed Value   |                                |              |       |        |      |

(Note: Not to be used on legal documents)

Date created: 6/3/2020  
 Last Data Uploaded: 6/3/2020 7:59:10 AM

Developed by  Schneider GEOSPATIAL





# LAND DISTURBANCE PERMIT APPLICATION

TYPE PROJECT APPLICANT CONTACT

Description of proposed project Removing brush and <sup>small</sup> trees for temporary road

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Single-Family Residential Home | <input type="checkbox"/> Grading .10 acre or greater<br>SF of Area _____ | <input type="checkbox"/> Single-Family Subdivision |
| <input type="checkbox"/> Home Addition                  | <input type="checkbox"/> Commercial / Retail                             | <input type="checkbox"/> Multi-family Development  |
| <input type="checkbox"/> Pool                           | <input type="checkbox"/> Office  | <input type="checkbox"/> Other (Please describe)   |
| <input type="checkbox"/> Wall greater than 6' in height |  |  |

(22A, 23, 24)  
22A-24

Name of Project or Subdivision (Note name of Former Subdivision, if any) \_\_\_\_\_ Lot # \_\_\_\_\_

J and D Irvin, LLC

Owner of Record (Company/Individual)  
Hickory Nut Mountain Road Tallulah Falls GA 30573

Property Address Suite/Apt. # City State Zip Code

101A 003C 1.86 <.10 AC

Property ID Total Acreage Acreage and Square Footage to be Disturbed

David and Johnny Irvin  
Applicant Name

J and D Irvin Holdings, LLC  
Company

P.O. Box 219 Tallulah Falls, GA 30573  
Mailing Address Suite/Apt. # City State Zip Code

706-754-5464 706-499-7694 706-754-8797 marciabrockngfa@gmail.com  
Phone Cell Phone Fax Phone E-mail

Marcia Brock  
Contact Name (24-hour Contact: Owner's Agent / Project Manager / Project Engineer)

J and D Irvin Holdings, LLC  
Company

P.O. Box 219 Tallulah Falls, GA 30573  
Contact Mailing Address City State Zip Code

706-754-5464 706-499-7065 706-754-8797 marciabrockngfa@gmail.com  
Phone Cell Phone Fax Phone E-mail

I hereby certify that all information provided herein is true and correct

*Marcia Brock*

Date: 06/02/2020

Applicant Signature: Property Owner or Owner's Representative

Permit approved 6-10-2020 conditional on EPD permit requirements if land disturbance is part of a larger common plan of development. See O.C.G.A. Section 12-7-17.

Reviewed by Linda Sapeyrose & Deb Guatcher



Overview



Legend

-  Road
-  Parcels
-  Roads

|                 |                |                  |                                |              |       |        |      |
|-----------------|----------------|------------------|--------------------------------|--------------|-------|--------|------|
| Parcel ID       | 101A 003C      | Owner            | J & D IRVIN HOLDINGS LLC       | Last 2 Sales |       |        |      |
| Class Code      | Residential    |                  | 942 TALLULAH FALLS SCENIC LOOP | Date         | Price | Reason | Qual |
| Taxing District | Tallulah Falls |                  | TALLULAH FALLS GA 30573        | 12/27/2019   | 0     | XV     | U    |
|                 | Tallulah Falls | Physical Address | n/a                            | n/a          | 0     | n/a    | n/a  |
| Acres           | 1.86           | Assessed Value   |                                |              |       |        |      |

(Note: Not to be used on legal documents)

Date created: 6/3/2020  
 Last Data Uploaded: 6/3/2020 7:59:10 AM

Developed by  Schneider  
 GEOSPATIAL



# LAND DISTURBANCE PERMIT APPLICATION

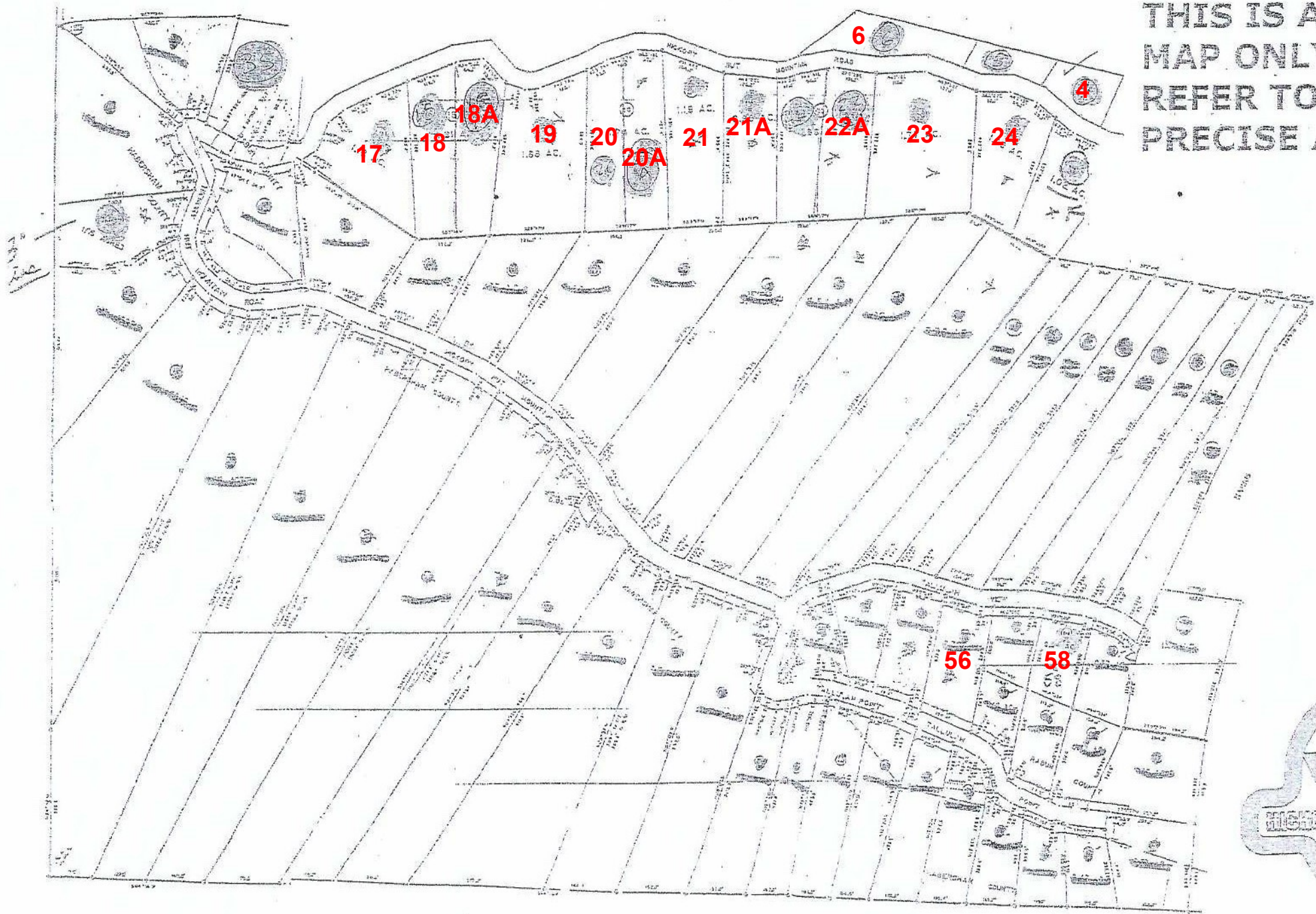
|   |   |   |   |
|---|---|---|---|
| TYPE  | Description of proposed project : <u>Removing brush and trees for road</u>  |   |   |
|   | <input type="checkbox"/> Single-Family Residential Home<br><input type="checkbox"/> Home Addition<br><input type="checkbox"/> Pool<br><input type="checkbox"/> Wall greater than 6' in height | <input type="checkbox"/> Grading .10 acre or greater<br>SF of Area <u>less than 43,560</u><br><input type="checkbox"/> Commercial / Retail <u>43,560</u><br><input type="checkbox"/> Office | <input type="checkbox"/> Single-Family Subdivision<br><input type="checkbox"/> Multi-family Development<br><input type="checkbox"/> Other (Please describe) |
| PROJECT   | <u>Hickory Nut Mountain</u>   |   | <u>22</u>   |
|   | Name of Project or Subdivision (Note name of Former Subdivision, if any)  |   |   |
|   | <u>J and D Irvin Holdings, LLC</u>  |   | Lot #   |
|   | Owner of Record (Company/Individual)  |   |   |
| APPLICANT   | <u>Hickory Nut Mountain Road Tallulah Falls GA</u>  |   | <u>30573</u>  |
|   | Property Address  |   |   |
|   | <u>101A 003A</u>  | <u>1.85</u>   | <u>less than 43,560</u>   |
|   | Property ID   | Total Acreage   | Acreage and Square Footage to be Disturbed  |
| CONTACT   | <u>David and Johnny Irvin</u>   |   |   |
|   | Applicant Name  |   |   |
|   | <u>J and D Irvin Holdings, LLC</u>  |   |   |
|   | Company   |   |   |
| CONTACT   | <u>P.O. Box 219</u>   |   | <u>Tallulah Falls, GA 30573</u>   |
|   | Mailing Address   |   |   |
|   | <u>706-754-5464</u>   | <u>706-499-7694</u>   | <u>706-754-8797</u>   |
|   | Phone   | Cell Phone  | Fax Phone   |
| <u>marciabrockngfa@gmail.com</u>  |   |   |   |
| E-mail  |   |   |   |
| <u>Marcia Brock</u>   |   |   |   |
| Contact Name (24-hour Contact: Owner's Agent / Project Manager / Project Engineer)  |   |   |   |
| <u>J and D Irvin Holdings, LLC</u>  |   |   |   |
| Company   |   |   |   |
| <u>P.O. Box 219</u>   |   | <u>Tallulah Falls, GA 30573</u>   |   |
| Contact Mailing Address   |   |   |   |
| <u>706-754-5464</u>   | <u>706-499-7065</u>   | <u>marciabrockngfa@gmail.com</u>  |   |
| Phone   | Cell Phone  | E-mail  |   |
| I hereby certify that all information provided herein is true and correct<br><u>Marcia Brock</u><br>Applicant Signature: Property Owner or Owner's Representative |   |   |   |
|   |   | Date: <u>7</u> / <u>28</u> / <u>2020</u>  |   |

Permit approved 8-6-2020 conditional on EPD requirements for land disturbance permitting.

Reviewed by: Jinda Chesynose DL Coakley



THIS IS A  
MAP ONLY  
REFER TO  
PRECISE





ROAD

6 115/200 NEED  
# 17, # 21A, # 22A, AND # 24 IN ORDER TO BUILD  
ACCESS ROADS TO TRAVERSE THE LOTS.

THIS IS A  
MAP ONLY  
REFER TO  
PRECISE.



P. 20P2



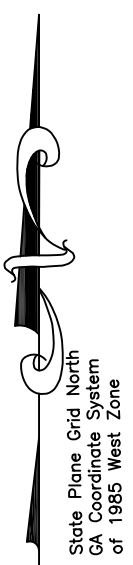
**SURVEYOR'S CERTIFICATION**  
 AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR 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.

EDWIN G. DAVIDSON GA. RLS #2586 DATE \_\_\_\_\_

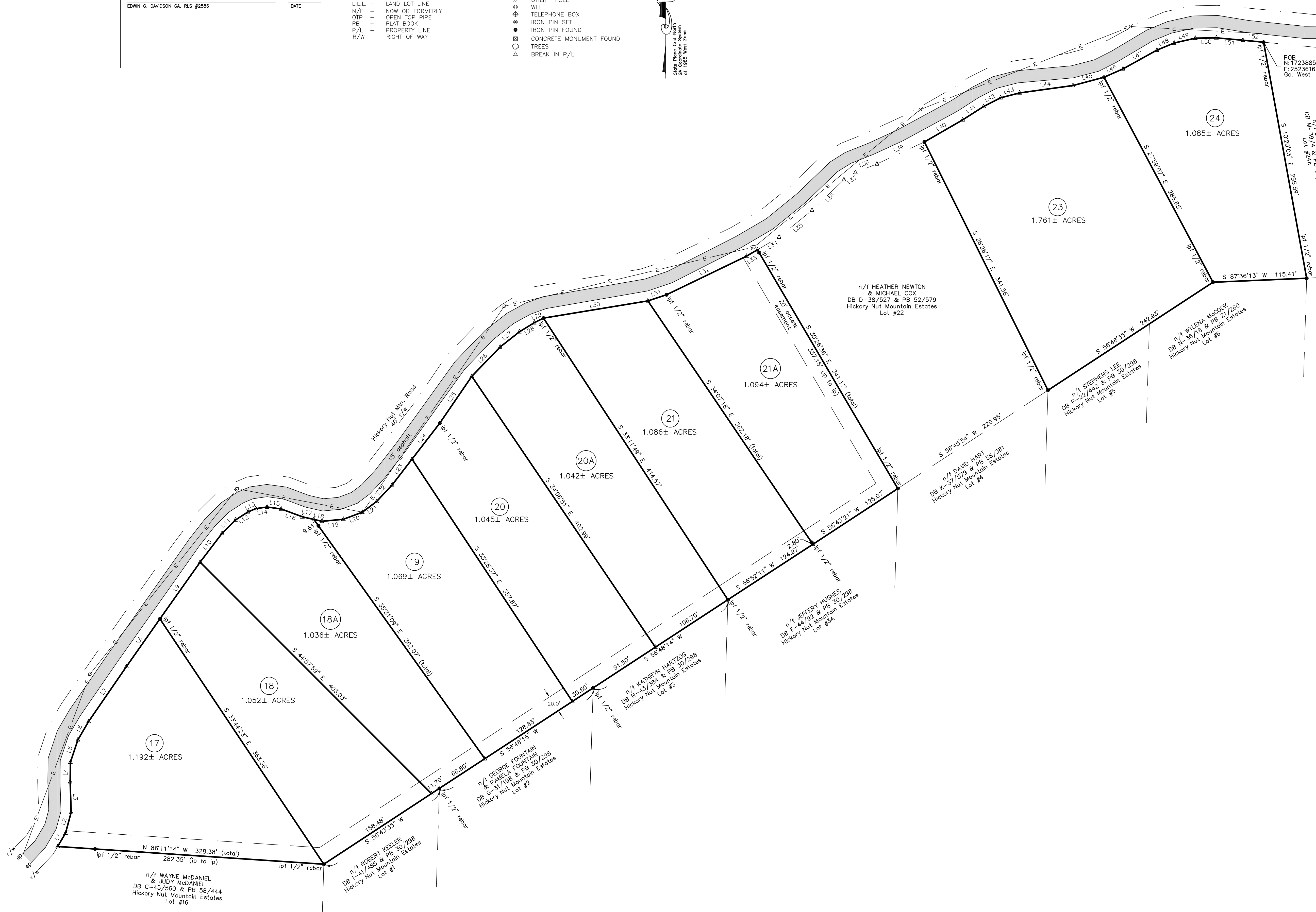
- ABBREVIATIONS**
- POC - POINT OF COMMENCEMENT
  - POB - POINT OF BEGINNING
  - C/L - CENTERLINE
  - DB - DEED BOOK
  - EP - EDGE OF PAVEMENT
  - FND - FOUND
  - IPF - IRON PIN FOUND
  - IPS - IRON PIN SET
  - L.L.L. - LAND LOT LINE
  - N/F - NOW OR FORMERLY
  - OTP - OPEN TOP PIPE
  - PB - PLAT BOOK
  - P/L - PROPERTY LINE
  - R/W - RIGHT OF WAY

**LEGEND**

- These standard symbols will be found in the drawing.
- E—E— ELECTRIC
  - X—X— FENCE
  - T—T— TELEPHONE
  - ⊕ UTILITY POLE
  - ⊙ WELL
  - ⊕ TELEPHONE BOX
  - ⊙ IRON PIN SET
  - IRON PIN FOUND
  - ⊙ CONCRETE MONUMENT FOUND
  - ⊙ TREES
  - △ BREAK IN P/L



THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 30°26'58" E | 19.12'   |
| L2   | N 15°12'30" E | 26.35'   |
| L3   | N 07°54'41" W | 37.81'   |
| L4   | N 00°40'24" E | 24.15'   |
| L5   | N 18°31'21" E | 29.00'   |
| L6   | N 30°22'23" E | 26.24'   |
| L7   | N 34°32'36" E | 82.11'   |
| L8   | N 35°02'47" E | 71.70'   |
| L9   | N 35°17'14" E | 85.69'   |
| L10  | N 37°21'27" E | 44.57'   |
| L11  | N 45°05'21" E | 23.28'   |
| L12  | N 57°10'15" E | 18.44'   |
| L13  | N 66°53'09" E | 10.30'   |
| L14  | N 81°45'37" E | 14.08'   |
| L15  | S 82°10'45" E | 17.56'   |
| L16  | S 69°32'02" E | 27.98'   |
| L17  | S 77°15'34" E | 14.45'   |
| L18  | S 77°15'34" E | 10.13'   |
| L19  | N 84°41'18" E | 26.44'   |
| L20  | N 69°30'05" E | 24.87'   |
| L21  | N 53°05'55" E | 22.19'   |
| L22  | N 42°58'26" E | 27.93'   |
| L23  | N 37°39'36" E | 40.04'   |
| L24  | N 37°39'36" E | 55.82'   |
| L25  | N 34°18'57" E | 69.98'   |
| L26  | N 44°03'19" E | 50.27'   |
| L27  | N 51°51'13" E | 30.14'   |
| L28  | N 58°33'34" E | 21.46'   |
| L29  | N 63°08'21" E | 12.73'   |
| L30  | N 80°37'03" E | 30.21'   |
| L31  | N 71°51'10" E | 24.18'   |
| L32  | N 64°14'26" E | 109.26'  |
| L33  | N 59°36'40" E | 15.63'   |
| L34  | N 59°36'40" E | 30.90'   |
| L35  | N 50°49'53" E | 52.36'   |
| L36  | N 48°09'40" E | 54.42'   |
| L37  | N 58°00'03" E | 16.72'   |
| L38  | N 68°15'54" E | 28.43'   |
| L39  | N 65°12'27" E | 64.45'   |
| L40  | N 59°59'23" E | 54.48'   |
| L41  | N 57°19'29" E | 30.57'   |
| L42  | N 62°57'50" E | 23.52'   |
| L43  | N 75°39'45" E | 24.12'   |
| L44  | N 82°06'43" E | 66.33'   |
| L45  | N 75°06'29" E | 39.55'   |
| L46  | N 66°05'08" E | 25.59'   |
| L47  | N 60°59'30" E | 42.62'   |
| L48  | N 67°32'28" E | 23.02'   |
| L49  | N 77°20'23" E | 26.66'   |
| L50  | N 89°01'31" E | 26.10'   |
| L51  | S 84°49'43" E | 32.69'   |
| L52  | S 84°35'47" E | 25.55'   |

The field data collected is based upon GPS observations, using a Carlson BRX6+ dual frequency receiver running Carlson SurvCE software. This survey is a network RTK utilizing the Leica real time kinematic network.  
 The relative positional accuracy, as calculated according to the Federal Geographic Data Committee Part 3: National Standard for Spatial Data Accuracy  
 Horizontal: 0.04' 95% confidence level  
 Vertical: n/a  
 This plat has been calculated for closure and is found to be accurate within one foot in 103,400 feet.  
 Field work completed on 7/6/2020

THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO FIRM MAP NO. 13137001350 DATED 1/5/2018. THIS IS BASED ON GRAPHICALLY LOCATING THIS PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE THIS DETERMINATION.

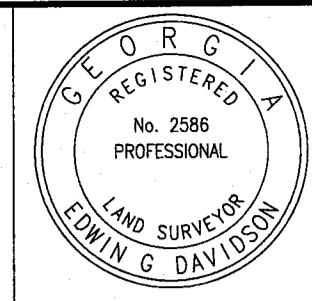
- In the Town of Tallulah Falls, Georgia -  
 0' 60' 120' 180'

THIS PLAT IS FOR THE SOLE AND EXCLUSIVE USE OF THE PARTY NAMED IN THE TITLE BLOCK. ALL OTHERS USE AT THEIR OWN RISK.  
 RETRACEMENT SURVEY FOR:  
**J & D IRVIN HOLDINGS, LLC.**  
 Hickory Nut Mountain Estates  
 Lots #17-21A, #23, & #24

DAVIDSON LAND SURVEYING, INC.  
 E.G. (EDDIE) DAVIDSON, PLS  
 328 BRIDGE STREET  
 CLARKESVILLE, GEORGIA 30523  
 (706) 754-7498

|                |                |                        |                 |                     |
|----------------|----------------|------------------------|-----------------|---------------------|
| C.O.A. #599    | SC #16127      | NC #L-3746             | TN # 1877       | AL #20350           |
| GA #2586       |                |                        |                 |                     |
| Land Lot: 163  | District: 13th | County: Rabun, Georgia | Job No.: 20-074 | Drawing No.: 20-074 |
| Date: 7/6/2020 | Scale: 1"=60'  |                        |                 |                     |

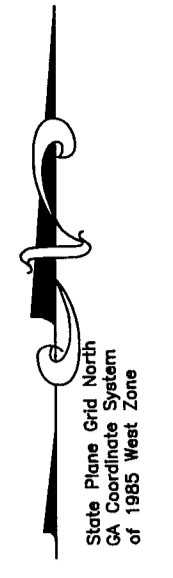




**RETRACEMENT SURVEY**  
**SURVEYORS CERTIFICATION**  
 This plot is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plot complies with the minimum technical standards for the 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.  
*Edwin G. Davidson* 08/12/2020  
 EDWIN G. DAVIDSON DATE

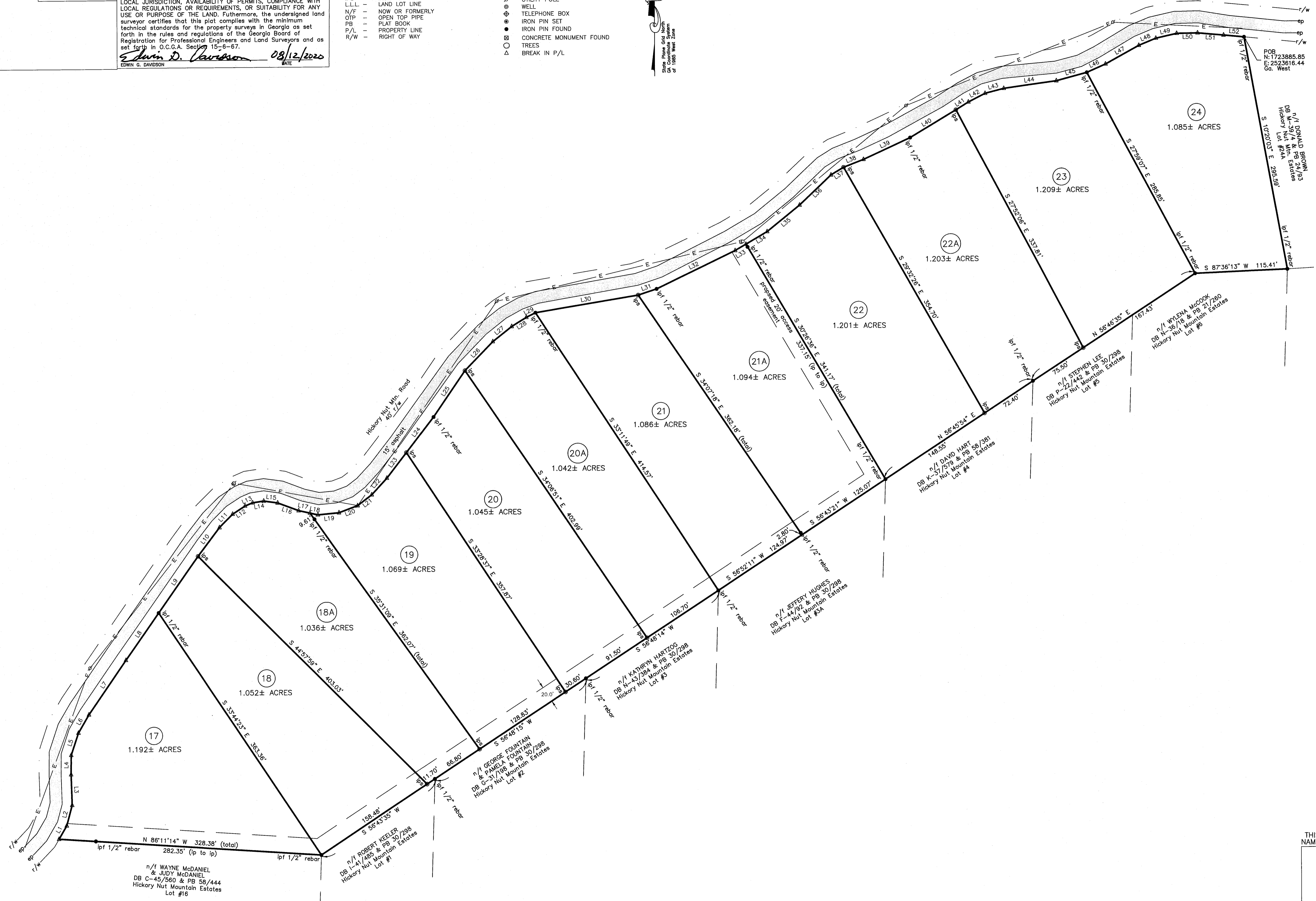
- ABBREVIATIONS**
- POC - POINT OF COMMENCEMENT
  - POB - POINT OF BEGINNING
  - C/L - CENTERLINE
  - DB - DEED BOOK
  - EP - EDGE OF PAVEMENT
  - FND - FOUND
  - IPF - IRON PIN FOUND
  - IPS - IRON PIN SET
  - L.L.L. - LAND LOT LINE
  - N/F - NOW OR FORMERLY
  - OTP - OPEN TOP PIPE
  - PB - PLAT BOOK
  - P/L - PROPERTY LINE
  - R/W - RIGHT OF WAY

- LEGEND**
- These standard symbols will be found in the drawing.
- E—E— ELECTRIC
  - X—X— FENCE
  - T—T— TELEPHONE
  - ⊕ UTILITY POLE
  - ⊙ WELL
  - ⊕ TELEPHONE BOX
  - ⊙ IRON PIN SET
  - IRON PIN FOUND
  - ⊙ CONCRETE MONUMENT FOUND
  - ⊙ TREES
  - △ BREAK IN P/L



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 30°26'58" E | 19.12'   |
| L2   | N 15°12'30" E | 26.35'   |
| L3   | N 01°54'41" W | 37.81'   |
| L4   | N 00°40'24" E | 24.15'   |
| L5   | N 18°31'21" E | 29.00'   |
| L6   | N 30°22'23" E | 26.24'   |
| L7   | N 34°32'36" E | 82.11'   |
| L8   | N 35°02'47" E | 71.70'   |
| L9   | N 35°17'14" E | 85.69'   |
| L10  | N 37°21'27" E | 44.57'   |
| L11  | N 45°05'21" E | 23.28'   |
| L12  | N 57°10'15" E | 18.44'   |
| L13  | N 66°53'09" E | 10.30'   |
| L14  | N 81°49'37" E | 14.08'   |
| L15  | S 82°10'45" E | 17.56'   |
| L16  | S 69°32'02" E | 27.98'   |
| L17  | S 77°15'34" E | 14.45'   |
| L18  | S 77°15'34" E | 10.13'   |
| L19  | N 84°41'18" E | 26.44'   |
| L20  | N 69°36'05" E | 24.87'   |
| L21  | N 53°05'55" E | 22.19'   |
| L22  | N 42°58'26" E | 27.93'   |
| L23  | N 37°39'36" E | 40.04'   |
| L24  | N 37°39'36" E | 55.82'   |
| L25  | N 34°18'57" E | 69.98'   |
| L26  | N 44°03'19" E | 50.27'   |
| L27  | N 51°51'13" E | 30.14'   |
| L28  | N 58°33'34" E | 21.46'   |
| L29  | N 63°08'21" E | 12.73'   |
| L30  | N 80°37'03" E | 130.21'  |
| L31  | N 71°51'10" E | 24.18'   |
| L32  | N 64°14'26" E | 109.26'  |
| L33  | N 59°36'40" E | 15.63'   |
| L34  | N 59°36'40" E | 30.90'   |
| L35  | N 50°49'53" E | 52.36'   |
| L36  | N 46°09'40" E | 54.42'   |
| L37  | N 58°56'00" E | 18.38'   |
| L38  | N 68°15'54" E | 26.75'   |
| L39  | N 65°12'27" E | 64.45'   |
| L40  | N 59°12'26" E | 66.73'   |
| L41  | N 58°23'31" E | 18.30'   |
| L42  | N 62°57'50" E | 23.52'   |
| L43  | N 75°39'45" E | 24.12'   |
| L44  | N 82°06'43" E | 66.33'   |
| L45  | N 75°06'29" E | 39.55'   |
| L46  | N 66°05'08" E | 25.59'   |
| L47  | N 60°59'30" E | 47.82'   |
| L48  | N 67°32'28" E | 23.02'   |
| L49  | N 77°20'23" E | 26.66'   |
| L50  | N 89°01'31" E | 26.10'   |
| L51  | S 84°49'43" E | 32.69'   |
| L52  | S 84°35'47" E | 25.55'   |

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



**NOTES:**

- The land plotted hereon is subject to any easements, reservations, or restrictions that may exist either written or unwritten.
- All ip's are 1/2" rebar with plastic cap. (COA #599 inscribed)

Source Deed: DB Y-46/190

— In the Town of Tallulah Falls, Georgia —  
 0' 60' 120' 180'

THIS PLAT IS FOR THE SOLE AND EXCLUSIVE USE OF THE PARTY NAMED IN THE TITLE BLOCK. ALL OTHERS USE AT THEIR OWN RISK.

RETRACEMENT SURVEY FOR:  
**J & D IRVIN HOLDINGS, LLC.**  
 Hickory Nut Mountain Estates  
 Lots #17-#24

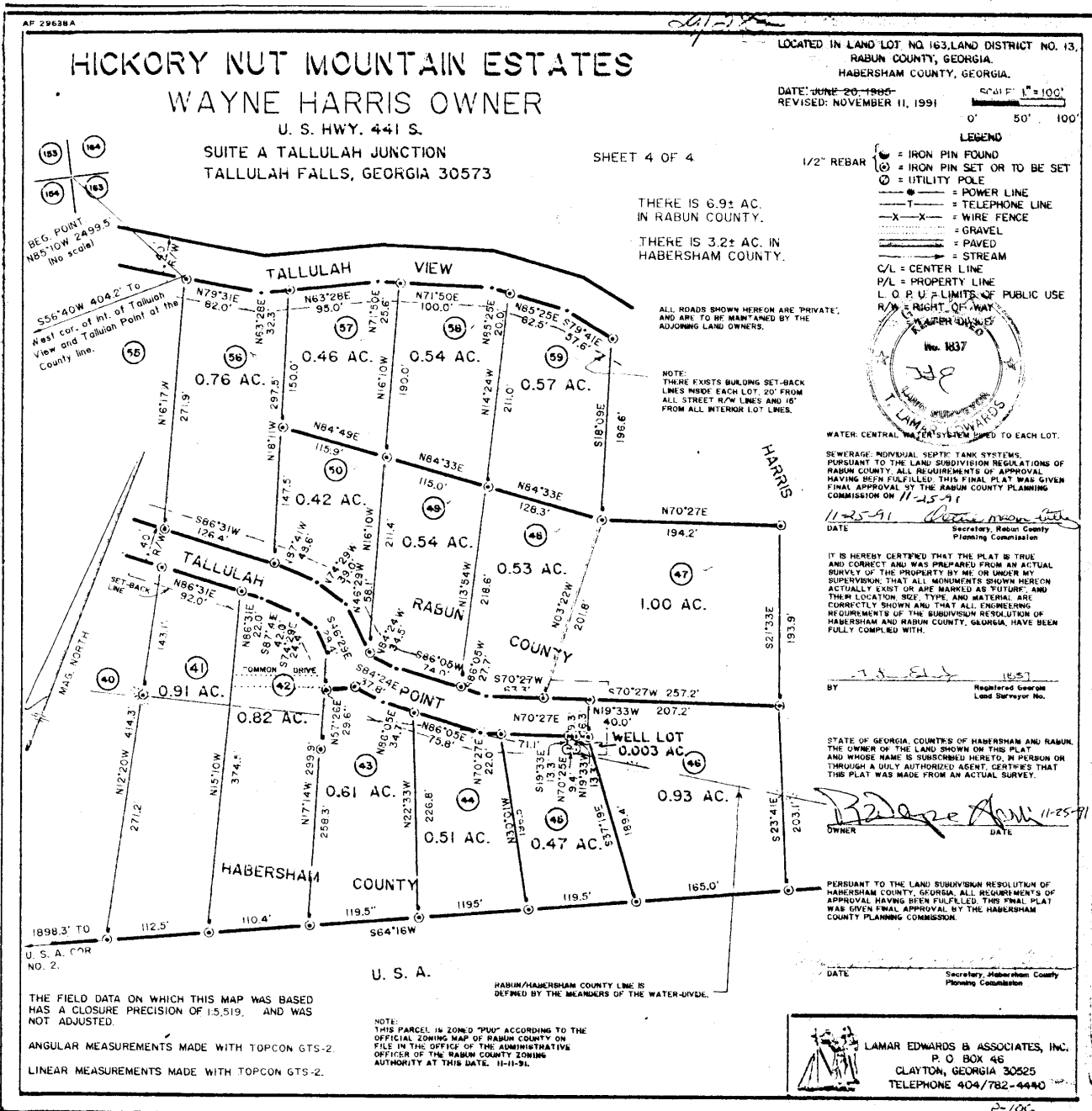
DAVIDSON LAND SURVEYING, INC.  
 E.G. (EDDIE) DAVIDSON, PLS  
 328 BRIDGE STREET  
 CLARKESVILLE, GEORGIA 30523  
 (706) 754-7498

C.O.A. #599  
 GA #2586 SC #16127 NC #L-3746 TN # 1877 AL #20350

|                |                |  |
|----------------|----------------|--|
| Land Lot: 163  | District: 13th | County: Rabun, Georgia                   |
| Date: 8/4/2020 | Scale: 1"=60'  | Job No.: 20-074<br>Drawing No.: 20-074-1 |

The field data collected is based upon GPS observations, using a Carlson BRx6+ dual frequency receiver running Carlson SurvCE software. This survey is a network RTK utilizing the Leica real time kinematic network. The relative positional accuracy, as calculated according to the Federal Geographic Data Committee Part 3: National Standard for Spatial Data Accuracy  
 Horizontal: 0.04' 95% confidence level  
 Vertical: n/a  
 This plot has been calculated for closure and is found to be accurate within one foot in 88,100 feet.  
 Field work completed on 7/6/2020

THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO FIRM MAP NO. 13137C0135D DATED 1/5/2018. THIS IS BASED ON GRAPHICALLY LOCATING THIS PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE THIS DETERMINATION.



**HICKORY NUT MOUNTAIN ESTATES**  
**WAYNE HARRIS OWNER**

U. S. HWY. 441 S.  
 SUITE A TALLULAH JUNCTION  
 TALLULAH FALLS, GEORGIA 30573

SHEET 4 OF 4

LOCATED IN LAND LOT NO. 163, LAND DISTRICT NO. 13,  
 RABUN COUNTY, GEORGIA.  
 HABERSHAM COUNTY, GEORGIA.

DATE: JUNE 20, 1988  
 REVISED: NOVEMBER 11, 1991  
 SCALE: 1" = 100'  
 0' 50' 100'

- LEGEND**
- = IRON PIN FOUND
  - ⊙ = IRON PIN SET OR TO BE SET
  - ⊕ = UTILITY POLE
  - = POWER LINE
  - T- = TELEPHONE LINE
  - X-X- = WIRE FENCE
  - = GRAVEL
  - = PAVED
  - = STREAM
  - C/L = CENTER LINE
  - P/L = PROPERTY LINE
  - L. O. P. U. = LIMITS OF PUBLIC USE
  - R/W = RIGHT OF WAY

THERE IS 6.9± AC.  
 IN RABUN COUNTY.  
 THERE IS 3.2± AC. IN  
 HABERSHAM COUNTY.

ALL ROADS SHOWN HEREON ARE PRIVATE,  
 AND ARE TO BE MAINTAINED BY THE  
 ADJOINING LAND OWNERS.

NOTE:  
 THERE EXISTS BUILDING SET-BACK  
 LINES INSIDE EACH LOT 20' FROM  
 ALL STREET R/W LINES AND 15'  
 FROM ALL INTERIOR LOT LINES.

WATER: CENTRAL WATER SYSTEM LINED TO EACH LOT.  
 SEWERAGE: INDIVIDUAL SEPTIC TANK SYSTEMS.  
 PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF  
 RABUN COUNTY, ALL REQUIREMENTS OF APPROVAL  
 HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN  
 FINAL APPROVAL BY THE RABUN COUNTY PLANNING  
 COMMISSION ON 11-25-91

11-25-91  
 DATE  
 Secretary, Rabun County  
 Planning Commission

IT IS HEREBY CERTIFIED THAT THE PLAT IS TRUE  
 AND CORRECT AND WAS PREPARED FROM AN ACTUAL  
 SURVEY OF THE PROPERTY BY ME OR UNDER MY  
 SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON  
 ACTUALLY EXIST OR ARE MARKED AS TELLERS, AND  
 THAT LOCATION, SIZE, TYPE, AND MATERIAL ARE  
 CORRECTLY SHOWN AND THAT ALL ENGINEERING  
 REQUIREMENTS OF THE SUBDIVISION RESOLUTION OF  
 HABERSHAM AND RABUN COUNTY, GEORGIA, HAVE BEEN  
 FULLY COMPLIED WITH.

STATE OF GEORGIA, COUNTIES OF HABERSHAM AND RABUN,  
 THE OWNER OF THE LAND SHOWN ON THIS PLAT  
 AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR  
 THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT  
 THIS PLAT WAS MADE FROM AN ACTUAL SURVEY.

11-25-91  
 DATE  
 OWNER

PURSUANT TO THE LAND SUBDIVISION RESOLUTION OF  
 HABERSHAM COUNTY, GEORGIA, ALL REQUIREMENTS OF  
 APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT  
 WAS GIVEN FINAL APPROVAL BY THE HABERSHAM  
 COUNTY PLANNING COMMISSION.

DATE  
 Secretary, Habersham County  
 Planning Commission

THE FIELD DATA ON WHICH THIS MAP WAS BASED  
 HAS A CLOSURE PRECISION OF 1:5,519, AND WAS  
 NOT ADJUSTED.  
 ANGULAR MEASUREMENTS MADE WITH TOPCON GTS-2.  
 LINEAR MEASUREMENTS MADE WITH TOPCON GTS-2.

NOTE:  
 THIS PARCEL IS ZONED "PUD" ACCORDING TO THE  
 OFFICIAL ZONING MAP OF RABUN COUNTY ON  
 FILE IN THE OFFICE OF THE ADMINISTRATIVE  
 OFFICER OF THE RABUN COUNTY ZONING  
 AUTHORITY AT THIS DATE, 11-11-91.

LAMAR EDWARDS & ASSOCIATES, INC.  
 P. O. BOX 46  
 CLAYTON, GEORGIA 30525  
 TELEPHONE 404/782-4440

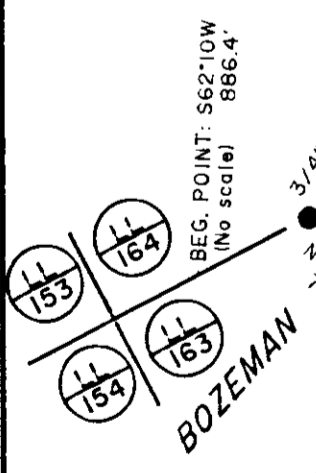
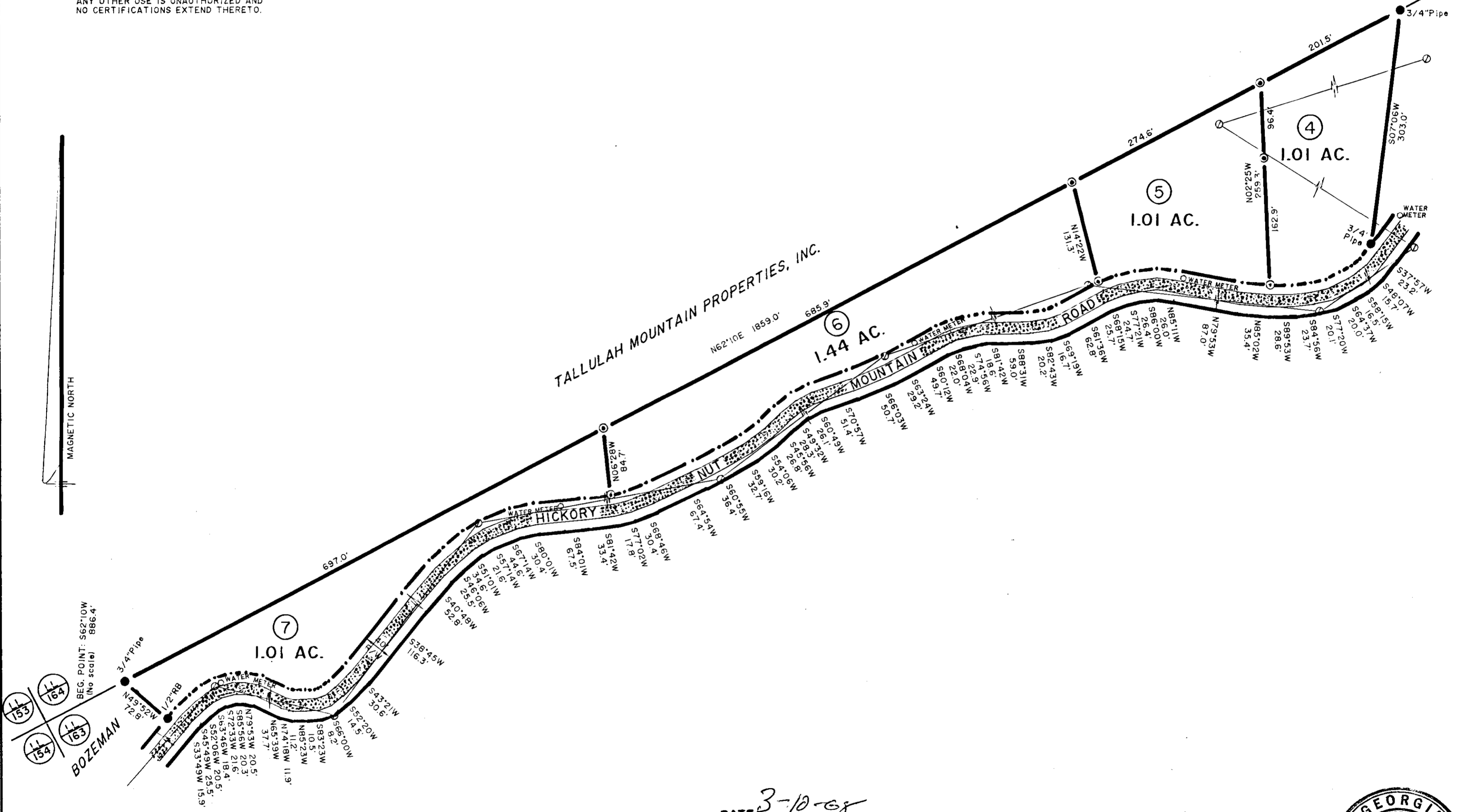
*Recorded this the 27th Day of November, 1991. Jane English, Dep. Clerk, S.C.*

# AMSCO, INC.

LOCATED IN LAND LOT NO. 163, LAND DISTRICT NO. 13,  
 RABUN COUNTY, GEORGIA  
 IN THE TOWN OF TALLULAH FALLS  
 DATE JANUARY 24, 2006 SCALE 1" = 100'  
 0' 50' 100'

NOTE:  
 THIS MAP WAS PREPARED FOR THE USE OF  
 AND IS CERTIFIED TO AMSCO, INC. ONLY.  
 ANY OTHER USE IS UNAUTHORIZED AND  
 NO CERTIFICATIONS EXTEND THERETO.

- LEGEND**
- = IRON PIN FOUND
  - = IRON PIN SET OR TO BE SET
  - ⊙ = UTILITY POLE
  - = POWER LINE
  - T— = TELEPHONE LINE
  - X-X- = WIRE FENCE
  - = GRAVEL
  - = PAVED
  - = STREAM
  - C/L = CENTER LINE
  - P/L = PROPERTY LINE
  - L.O.P.U = LIMITS OF PUBLIC USE
  - R/W = RIGHT OF WAY



DATE 3-10-08  
 APPROVED FOR RECORDING  
 RABUN COUNTY PLANNING COMMISSION  
 \_\_\_\_\_  
 ADMINISTRATIVE OFFICER

FILED IN OFFICE OF CLERK SUPERIOR COURT  
 RABUN COUNTY, GEORGIA. THIS 5 DAY OF  
March 2008  
 \_\_\_\_\_  
 HOLLY E. HENRY-PERRY CLERK

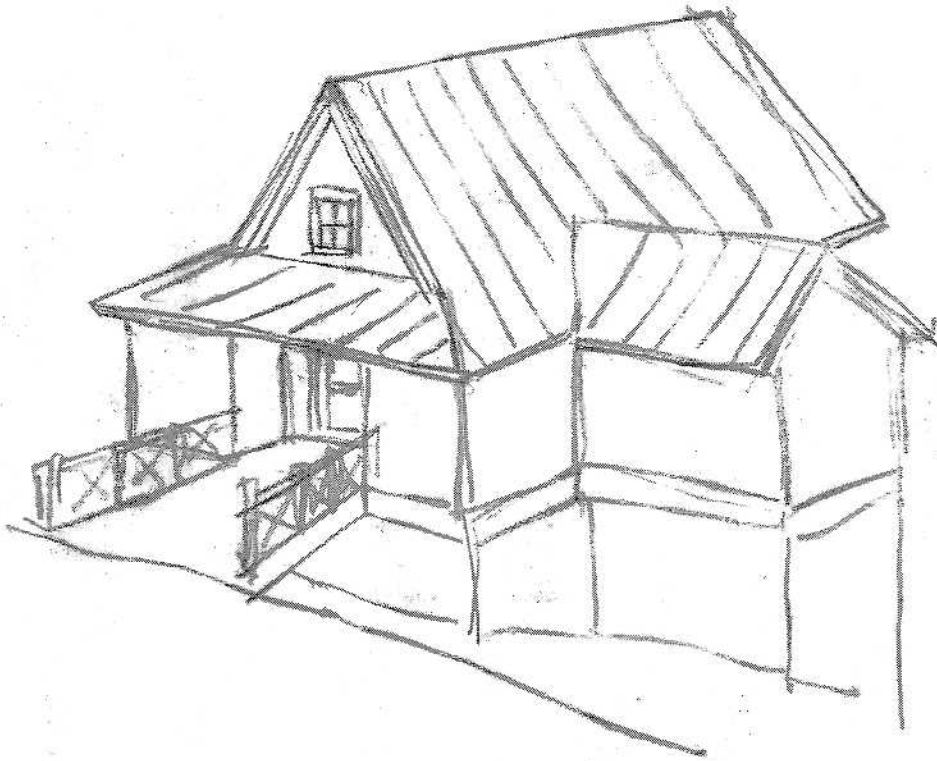


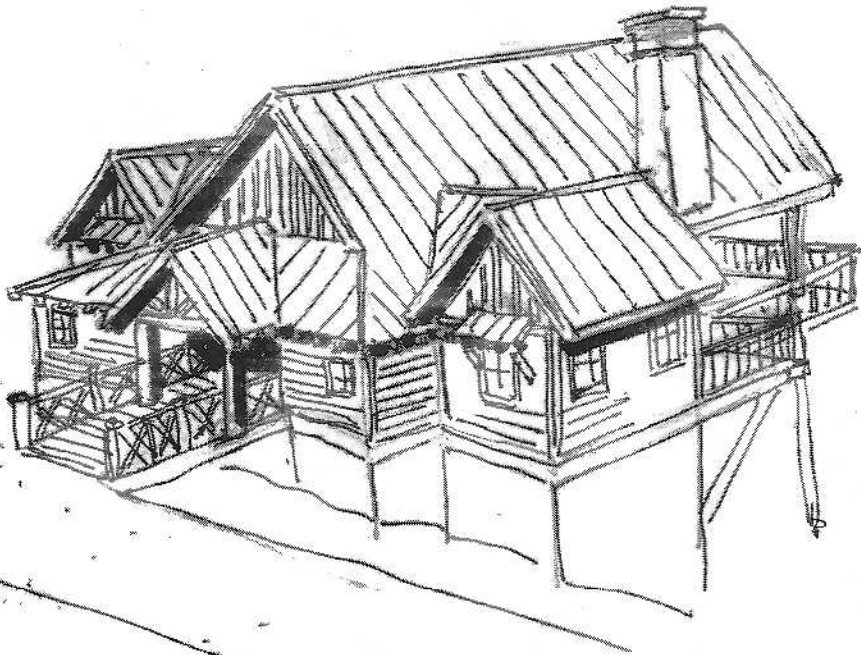
THIS MAP OR PLAT HAS BEEN CALCULATED FOR  
 CLOSURE AND IS FOUND TO BE ACCURATE WITHIN  
 ONE FOOT IN FEET.  
 THE FIELD DATA ON WHICH THIS MAP WAS BASED  
 HAS A CLOSURE PRECISION OF 1:48,001 AND AN  
 ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT,  
 AND WAS NOT ADJUSTED  
 [ ] WAS ADJUSTED USING  
 ANGULAR AND LINEAR MEASUREMENTS MADE WITH  
 TOPCON GTS-202

13-2104  
 LAMAR EDWARDS & ASSOCIATES, INC.  
 P. O. BOX 46  
 CLAYTON, GEORGIA 30525  
 TELEPHONE 706/782-4440

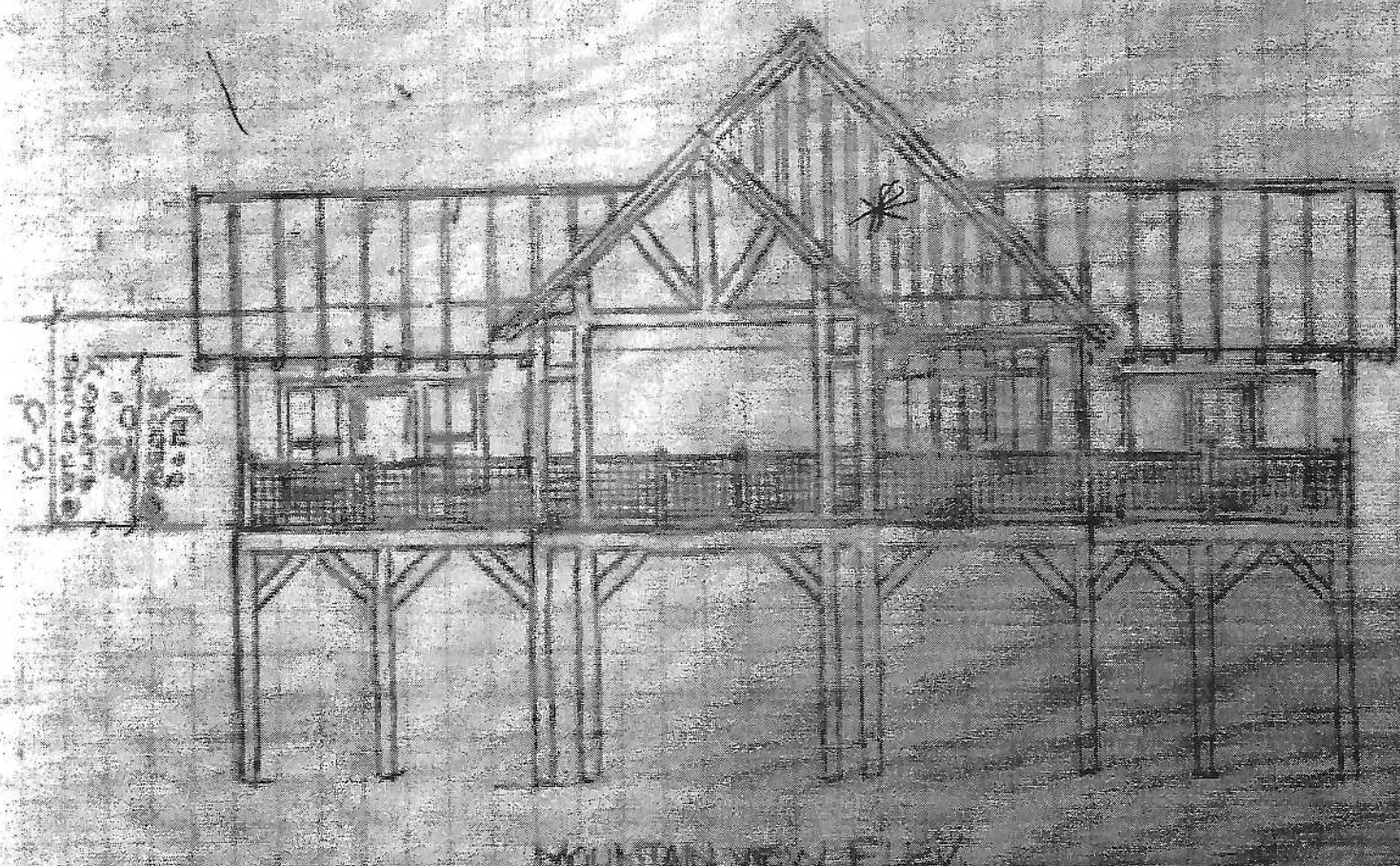
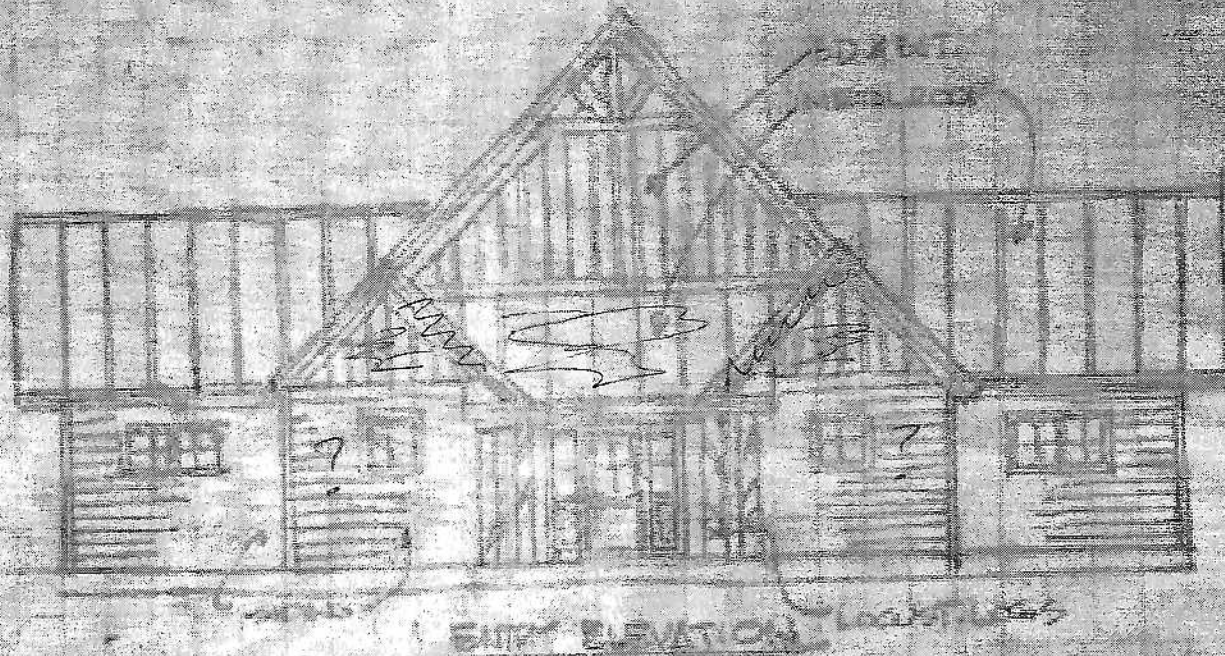
59/131







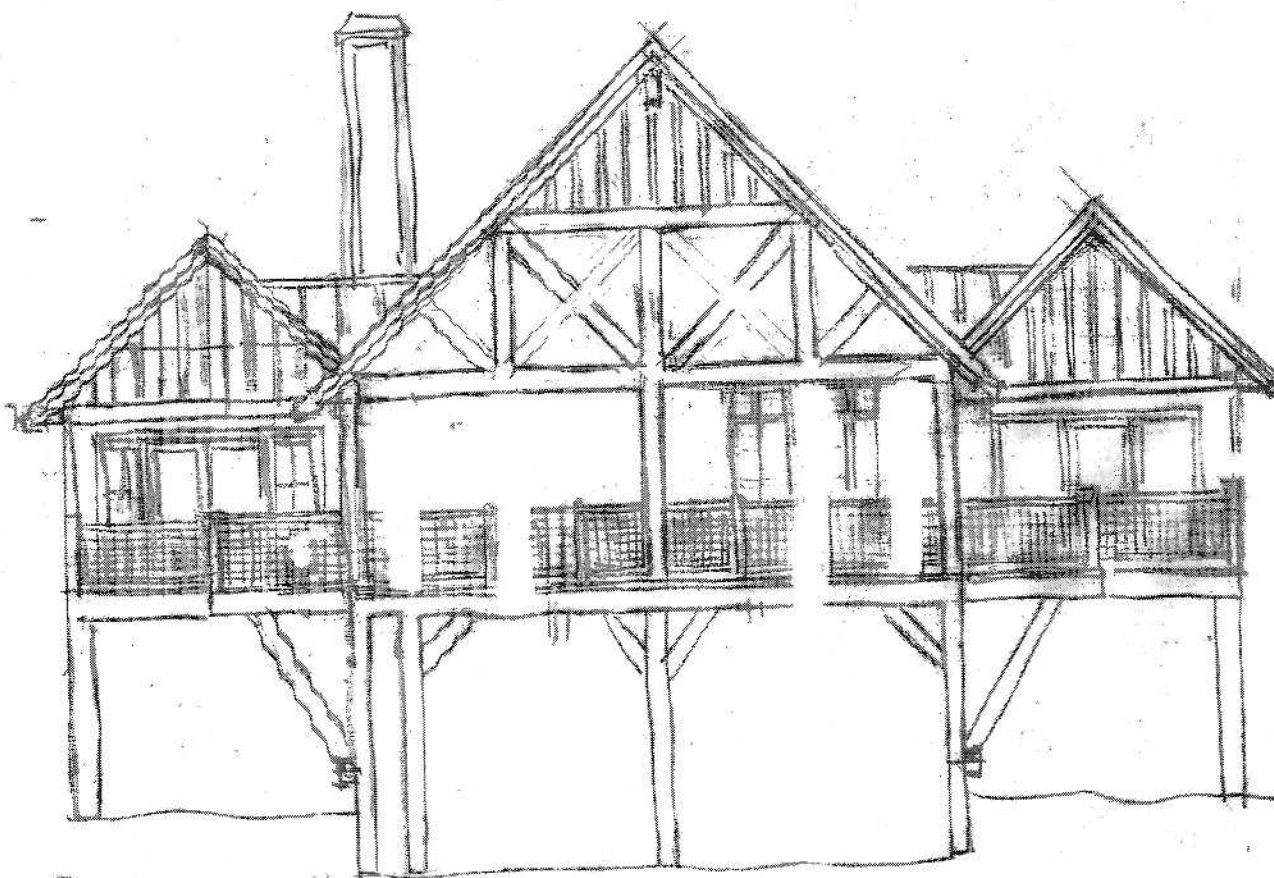
- ① Larger windows - as much glass on front as possible \* glass (except restroom windows) OK <sup>226</sup>
- ② 10x12? truss straight through from front to back OK







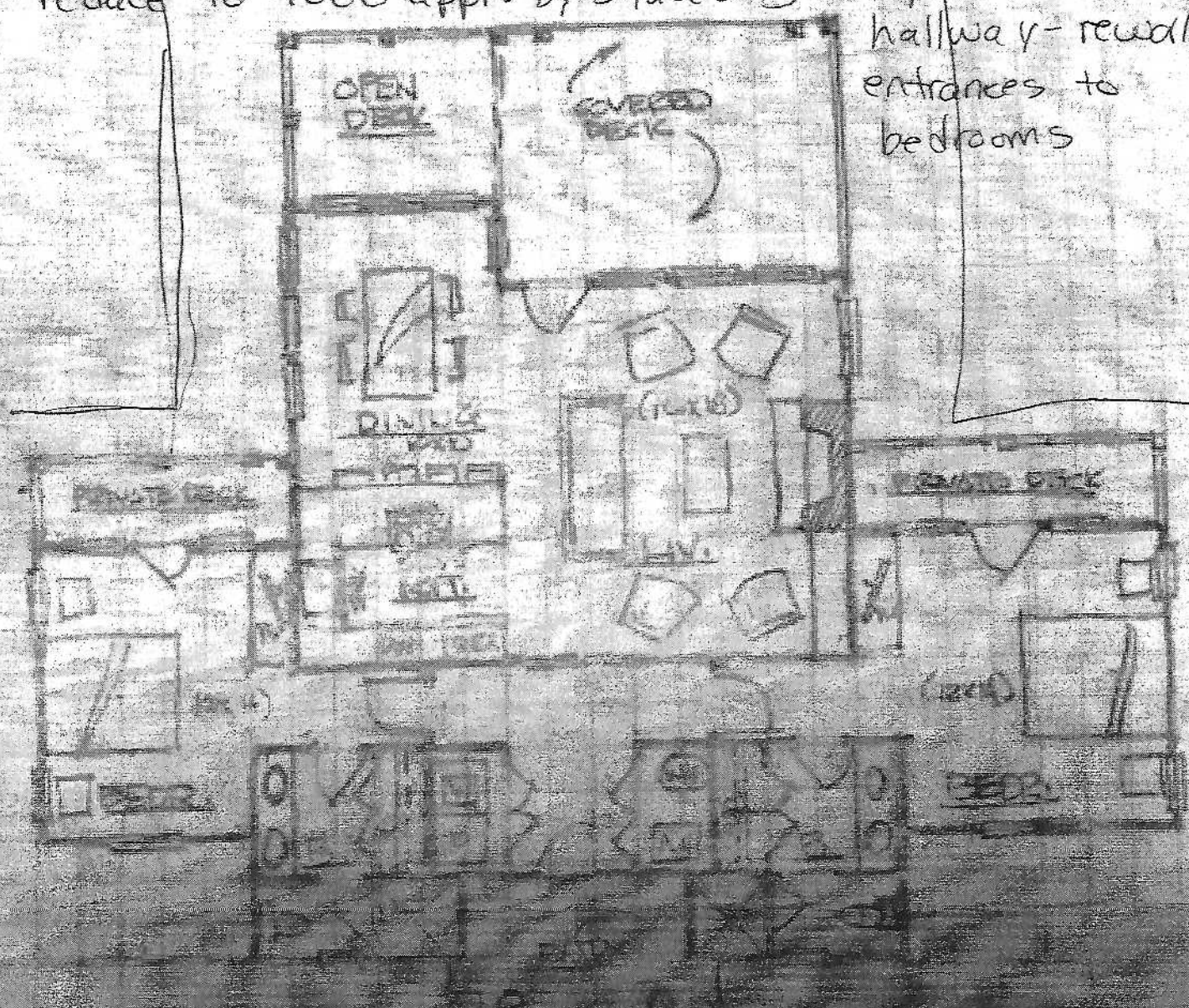
SIDING ENTRY ELEVATION LOGS LOGS



10'-0"  
10'-0" (CONCRETE  
SLAB)  
8'-0"  
8'-0" (TRUSS  
SPAN)

MOUNTAIN VIEW ELEV.

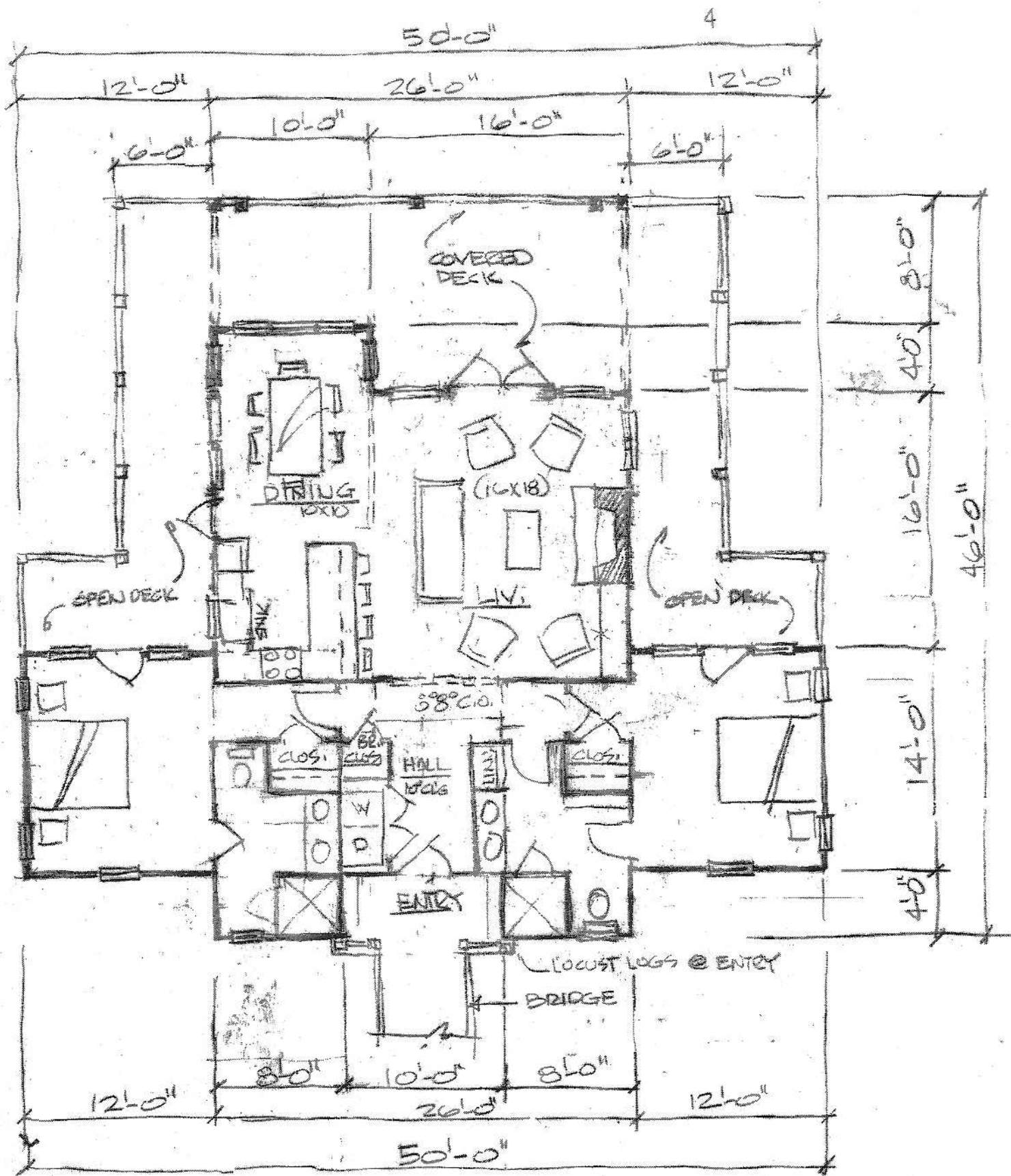
- ① Wrap deck around front instead of separate decks - no roof!
- ② Loft?
- ③ WH in crawl space
- ④ SF reduce to 1000 app. by squeezing entry & eliminate hallway - rework entrances to bedrooms



eliminate hallway - rework entrances to bedrooms

MATR... (1204)





# MAIN FLOOR PLAN

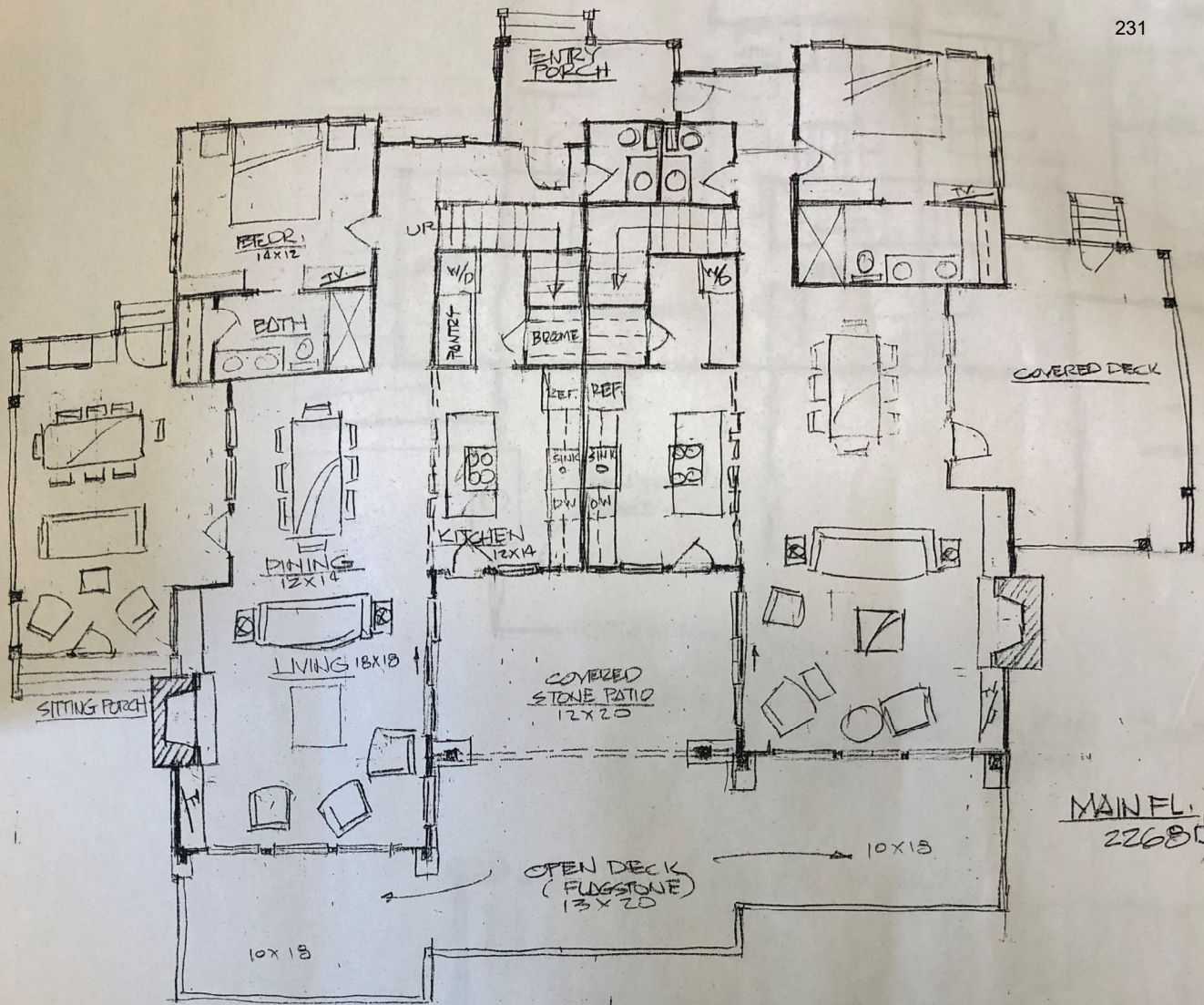
1220





TOTAL 3948 HT'D

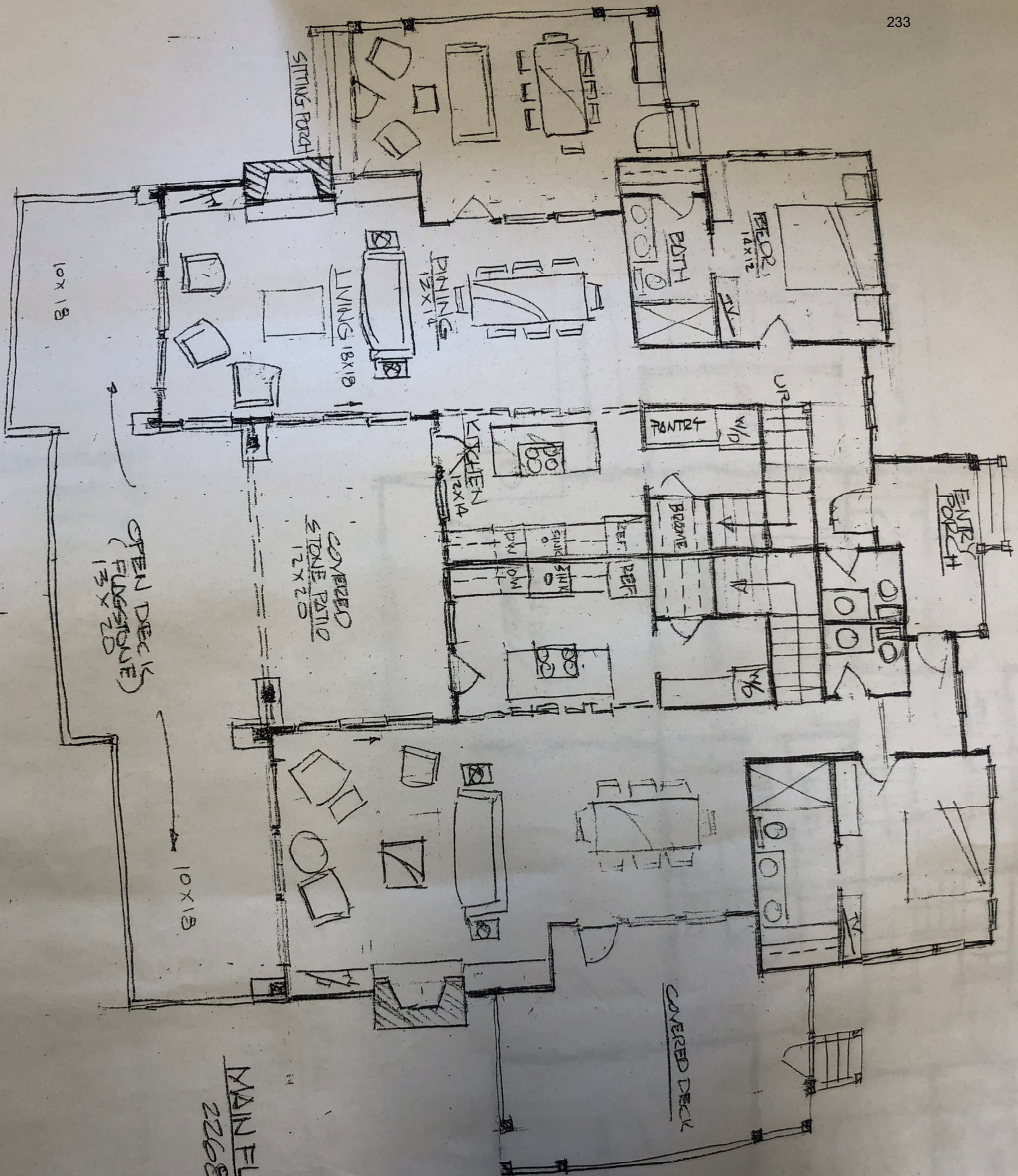






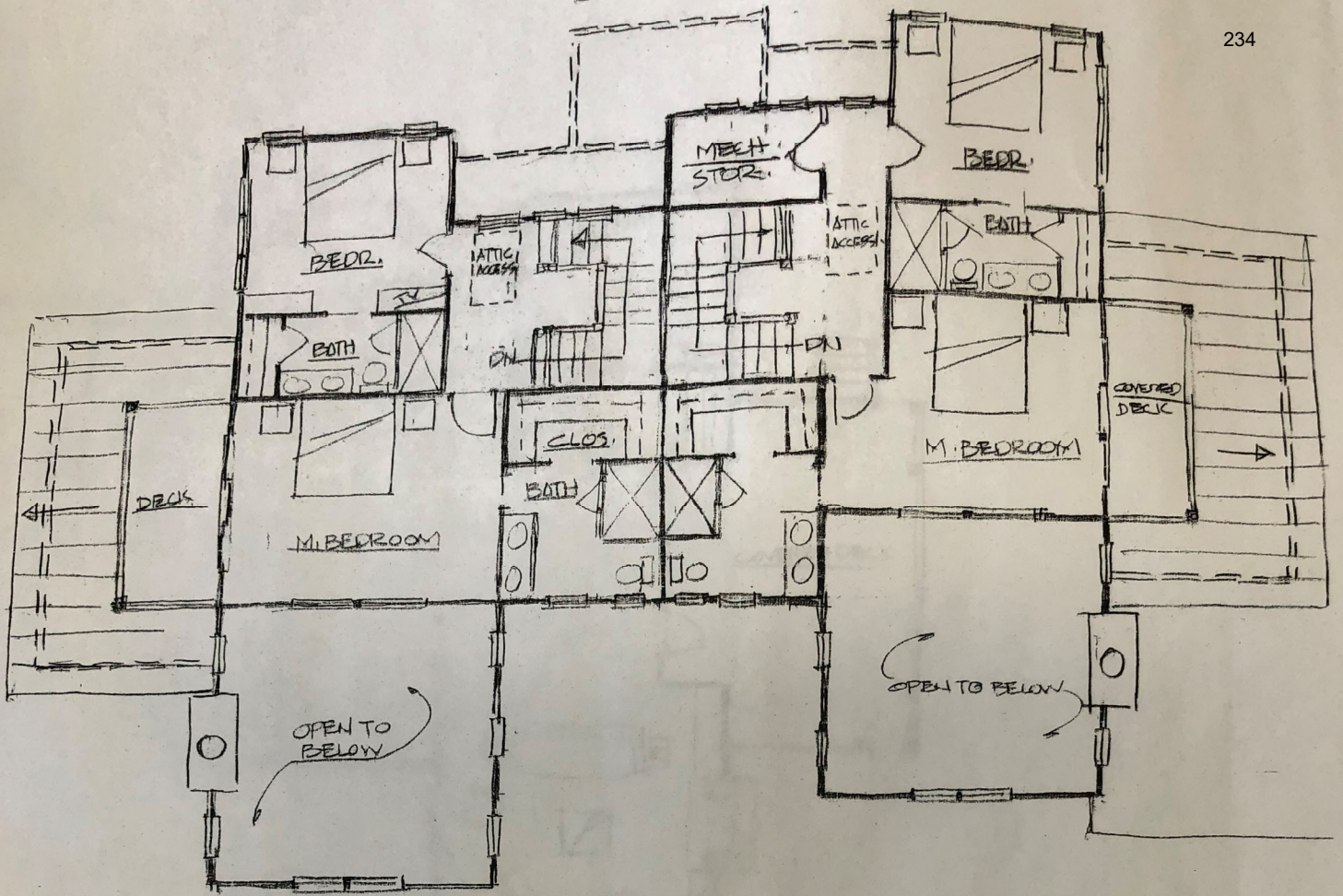






MAIN FL.  
22684





2ND FLOOR PLAN  
1680#



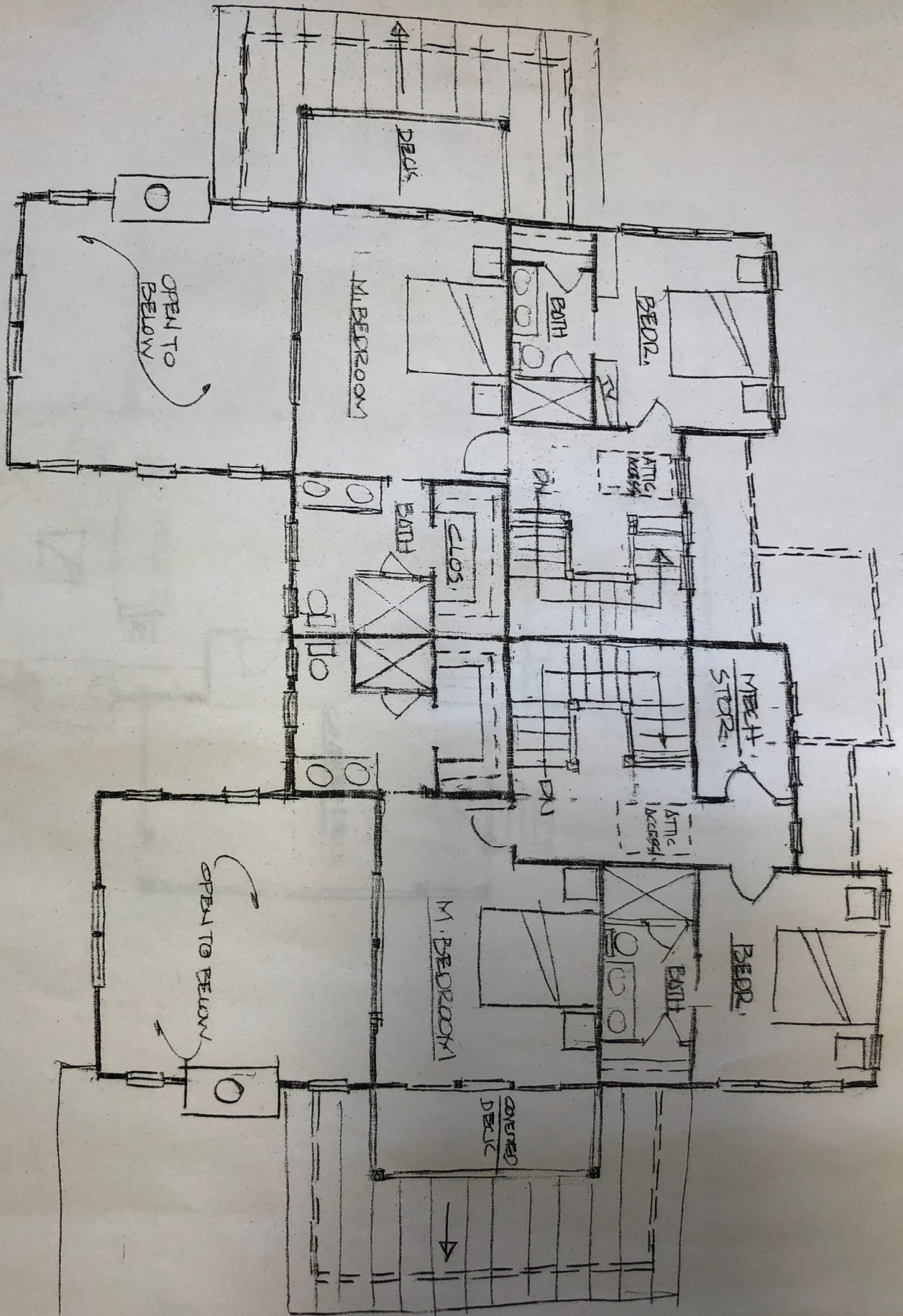
FRONT ELEVATION



FRONT ELEVATION

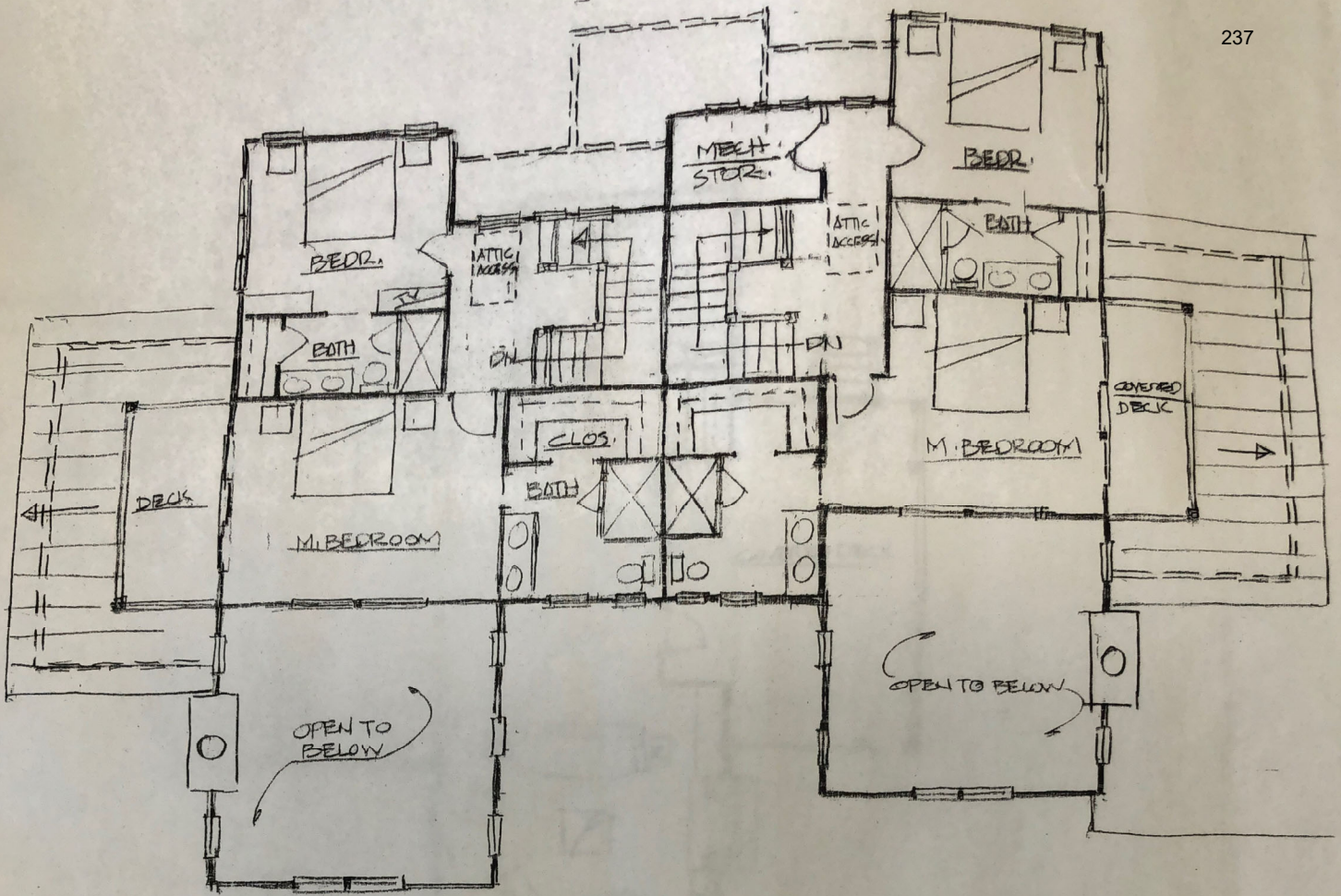






2ND FLOOR PLAN  
16804





2ND FLOOR PLAN  
16804



FRONT ELEVATION

**SUPPORTING DOCUMENTATION - LOTS 36, 37, 38, 39, & 40**

|                                     |             |
|-------------------------------------|-------------|
| DEEDS                               | PP. 239-250 |
| PROPERTY TAX ASSESSMENT             | P. 251      |
| LAND DISTURBANCE PERMIT APPLICATION | PP. 252-254 |
| SOIL TEST FOR SEPTIC FIELD          | PP. 255-256 |
| SURVEYS                             | PP. 257-262 |
| BUILDING DRAWINGS & FLOOR PLANS     | PP. 263-276 |



7/6/20 J & D IRVIN HOLDINGS, LLC  
 PURCHASE OF 5 LOTS ON  
 HICKORY NUT MOUNTAIN ROAD  
 # 36 TO # 40 (FINAL AS RECORDED)  
 FROM S & B I.P., LLP  
 1/2

FILED & RECORDED  
 DATE: 7/6/2020  
 TIME: 04:15 PM  
 DEED BOOK: K47  
 PAGES: 805-806  
 PT-61: 2020-000918 C.  
 TRANSFER TAX: \$57.50  
 Holly E. Henry-Perry, C.S.  
 Rabun County, GA

After recording return to: David Irvin  
 J & D Irvin Holdings, LLC  
 P.O. Box 219  
 Tallulah Falls, GA 30573

**QUIT CLAIM DEED**

**No title examination performed**

**GEORGIA, RABUN COUNTY:**

**THIS INDENTURE**, Made the 6<sup>th</sup> day of July in the year of our Lord Two Thousand and Twenty between S & B Irvin Properties, LLLP (hereinafter called "Grantor"), and J & D Irvin Holdings, LLC (hereinafter called "Grantee"),

**WITNESSETH:** That the said Grantor, for and in consideration of the sum of ONE DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents does bargain, sell, remise, release, convey and forever QUIT-CLAIM to Grantee, its successors and assigns, all the right, title, interest, claim, or demand which the Grantor has or may have in and to the following described Property, to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lot 175 of the 13<sup>th</sup> Land District in the City of Tallulah, of Rabun County, Georgia, designated as Lot 36, containing 1.028 acres, more or less, Lot 37, containing .957 acre, more or less, Lot 38, containing .888 acre, more or less, Lot 39, containing .871 acre, more or less, and Lot 40, containing .824 acre, more or less, of the Tallulah Old Town Subdivision as shown on a plat of survey prepared for the Sherrell Jackson Estate by Peter Pietraszuk, R.L.S., under date of April 30, 1996, a copy of said plat being of record in the Office of the Clerk of Superior Court of Rabun County, Georgia, in Plat Book 37, Page 323, to which said plat and the record thereof reference is hereby made for a more complete description.

TOGETHER WITH a non-exclusive easement for ingress and egress via the course of existing subdivision roads shown on the plat referred to above.

TOGETHER WITH all the rights, members, and appurtenances to the said described Property in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises to the said Grantee, so that neither the said Grantor nor its successors or assigns nor any other person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described Property or appurtenances, or any rights thereof.

Wherever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

In witness whereof, the Grantor has hereunto set its hand and affixed its seal the day and year above written.

Signed, sealed and delivered  
in the presence of

David L. Irvin (SEAL)  
S & B Irvin Properties, LLLP, Grantor  
By David Irvin, General Partner

Bula Hays  
Witness

My Commission Expires  
January 31, 2023

Notary Public



7/6/20 J & D IRVIN HOLDINGS, LLC  
 PURCHASE OF 5 LOTS ON  
 HICKORY NUT MOUNTAIN ROAD  
 # 36 40 # 40 (FINAL AS RECORDED)  
 FROM I F INVESTMENTS, LLLP  
 1/2

FILED & RECORDED  
 DATE: 7/6/2020  
 TIME: 04:15 PM  
 DEED BOOK: K47  
 PAGES: 807-808  
 PT-61: 2020-000919  
 TRANSFER TAX: \$57.50  
 Holly E. Henry-Perry, C.S.C.  
 Rabun County, GA

After recording return to: David Irvin  
 J & D Irvin Holdings, LLC  
 P.O. Box 219  
 Tallulah Falls, GA 30573

**QUIT CLAIM DEED**

**No title examination performed**

**GEORGIA, RABUN COUNTY:**

**THIS INDENTURE**, Made the 6<sup>th</sup> day of July in the year of our Lord Two Thousand and Twenty between Irvin Family Investments, LLLP (hereinafter called "Grantor"), and J & D Irvin Holdings, LLC (hereinafter called "Grantee"),

**WITNESSETH:** That the said Grantor, for and in consideration of the sum of ONE DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents does bargain, sell, remise, release, convey and forever QUIT-CLAIM to Grantee, its successors and assigns, all the right, title, interest, claim, or demand which the Grantor has or may have in and to the following described Property, to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Land Lot 175 of the 13<sup>th</sup> Land District in the City of Tallulah, of Rabun County, Georgia, designated as Lot 36, containing 1.028 acres, more or less, Lot 37, containing .957 acre, more or less, Lot 38, containing .888 acre, more or less, Lot 39, containing .871 acre, more or less, and Lot 40, containing .824 acre, more or less, of the Tallulah Old Town Subdivision as shown on a plat of survey prepared for the Sherrell Jackson Estate by Peter Pietraszuk, R.L.S., under date of April 30, 1996, a copy of said plat being of record in the Office of the Clerk of Superior Court of Rabun County, Georgia, in Plat Book 37, Page 323, to which said plat and the record thereof reference is hereby made for a more complete description.

TOGETHER WITH a non-exclusive easement for ingress and egress via the course of existing subdivision roads shown on the plat referred to above.

TOGETHER WITH all the rights, members, and appurtenances to the said described Property in anyway appertaining or belonging.

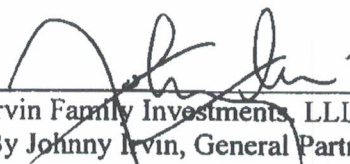



TO HAVE AND TO HOLD the said described premises to the said Grantee, so that neither the said Grantor nor its successors or assigns nor any other person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described Property or appurtenances, or any rights thereof.

Wherever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

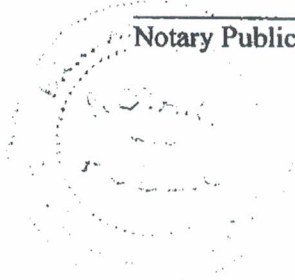
In witness whereof, the Grantor has hereunto set its hand and affixed its seal the day and year above written.

Signed, sealed and delivered  
in the presence of

 (SEAL)  
Irvin Family Investments, LLLP, Grantor  
By Johnny Irvin, General Partner

  
\_\_\_\_\_  
Witness My Commission Expires  
January 31, 2023

\_\_\_\_\_  
Notary Public



070820  
14:24

J&D IRIVN HOLDINGS, LLC  
History Ledger  
01-01-00 - 07-31-20

243

070820  
Page 1

| Entry    | Date     | Invoice<br>Date Pd | PO Number<br>Check No Reg | Description<br>Account   | Due | Stat    | Terms | Amount                 |
|----------|----------|--------------------|---------------------------|--------------------------|-----|---------|-------|------------------------|
| (IRVFAM) |          |                    |                           | IRVIN FAMILY INVESTMENTS |     |         |       |                        |
| 17       | 07-06-20 | 070620<br>07-06-20 | 1598 A                    | BUYING LOTS<br>168.04    |     | -2 PAID | A     | 57500.00               |
|          |          |                    |                           | Vendor Total             |     |         |       | <u>\$0.00</u>          |
|          |          |                    |                           | Total Debits             |     |         |       | 0.00                   |
|          |          |                    |                           | Total Credits            |     |         |       | 0.00                   |
|          |          |                    |                           | Total Of Ledger          |     |         |       | <u>\$0.00</u><br>===== |





**COPY****Marcia Brock**

**From:** "David Irvin" <davidirvincpa@gmail.com>  
**Date:** Thursday, July 02, 2020 7:15 PM  
**To:** "BROCK, MARCIA" <marciabrockngf@gmail.com>; "BRIAN IRVIN" <brian.t.irvin@gmail.com>  
**Attach:** Quitclaim deed IFI to J&D with PT 61 form.pdf; Quitclaim Deed S&B to J&D with PT 61.pdf  
**Subject:** FW: From Carol Walker - deeds to five lots

**From:** Carol Walker [mailto:cawlaw@bellsouth.net]  
**Sent:** Thursday, July 02, 2020 4:29 PM  
**To:** 'David Irvin'; 'Johnny Irvin'  
**Subject:** From Carol Walker - deeds to five lots

Hello David and Johnny:

I'm attaching two sets of documents:

- The deed from Irvin Family Investments to J & D with the PT 61 showing \$ 57,500 as compensation paid
- The deed from S & B Irvin Properties to J & D with the PT-61 showing compensation of \$ 57,500 paid.

#25.00

The transfer tax for each transaction is \$ 57.50 and the cost to file each deed should be ~~\$ 25.00~~. I would just take two blank checks when you go to file them to be safe.

I dated the deeds and the PT-61 forms for Monday, July 6, 2020. You need to fill in the "6" on the first line of the deed. You should keep a copy of the executed deeds and the receipts for the filing fee so you can prove that you filed the deeds – it will take a little time to get them recorded. I'm not sure what else you might need for your July 9 hearing.

Call me if you have any questions. Monday morning I will most likely be hauling a horse trailer to the repair place but should be in the office after that.

Carol Walker

Carol Walker  
 Attorney at Law  
 770.532.9318  
[cawlaw@bellsouth.net](mailto:cawlaw@bellsouth.net)

#25.00 each filing

Mailing address:  
 P.O. Box 700  
 Gainesville, GA 30503

Physical location address:  
 459 E.E. Butler Parkway  
 Gainesville, GA 30501

PT-61 (Rev. 2/18)

To be filed in **RABUN COUNTY**

PT-61 119-2020-000919

| SECTION A - SELLER'S INFORMATION (Do not use agent's information)                            |           |  |           | SECTION C - TAX COMPUTATION   |                 |
|--|-----------|--|-----------|---|-----------------|
| SELLER'S BUSINESS / ORGANIZATION / OTHER NAME<br>Irvin Family Investments, LLLP              |           |  |           | Exempt Code<br>If no exempt code enter NONE<br><b>NONE</b>  |                 |
| MAILING ADDRESS (STREET & NUMBER)<br>P.O. Box 219  |           |  |           | 1. Actual Value of consideration received by seller<br>Complete Line 1A if actual value unknown<br><b>\$57,500.00</b> |                 |
| CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY<br>Tallulah Falls, GA 30573 USA           |           | DATE OF SALE<br>7/6/2020   |           | 1A. Estimated fair market value of Real and<br>Personal property<br><b>\$0.00</b>                                     |                 |
| SECTION B - BUYER'S INFORMATION (Do not use agent's information)                             |           |  |           | 2. Fair market value of Personal Property only<br><b>\$0.00</b>   |                 |
| BUYER'S BUSINESS / ORGANIZATION / OTHER NAME<br>J & D Irvin Holdings, LLC                    |           |  |           | 3. Amount of liens and encumbrances<br>not removed by transfer<br><b>\$0.00</b>                                       |                 |
| MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes)<br>P.O. Box 219 |           |  |           | 4. Net Taxable Value<br>(Line 1 or 1A less Lines 2 and 3)<br><b>\$57,500.00</b>                                       |                 |
| CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY<br>Tallulah Falls, GA 30573 USA           |           | Check Buyers Intended Use<br><input type="checkbox"/> Residential <input type="checkbox"/> Commercial<br><input type="checkbox"/> Agricultural <input type="checkbox"/> Industrial |           | 5. TAX DUE at .10 per \$100 or fraction thereof<br>(Minimum \$1.00)<br><b>\$57.50</b>                                 |                 |
| SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))            |           |  |           |   |                 |
| HOUSE NUMBER & EXTENSION (ex 265A)   |           | PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION  |           |   | SUITE NUMBER    |
| COUNTY<br>RABUN  |           | CITY (IF APPLICABLE)   |           | MAP & PARCEL NUMBER<br>1018001B   | ACCOUNT NUMBER  |
| TAX DISTRICT   | GMD       | LAND DISTRICT<br>13  | ACRES     | LAND LOT<br>175   | SUB LOT & BLOCK |
| SECTION E - RECORDING INFORMATION (Official Use Only)  |           |  |           |   |                 |
| DATE   | DEED BOOK |  | DEED PAGE | PLAT BOOK   | PLAT PAGE       |

ADDITIONAL BUYERS

None

PT-61 (Rev. 2/18)

To be filed in **RABUN COUNTY**

PT-61 119-2020-000918

| SECTION A - SELLER'S INFORMATION (Do not use agent's information)                            |     |  |       | SECTION C - TAX COMPUTATION  |                 |           |
|--|-----|--|-------|--|-----------------|-----------|
| SELLER'S BUSINESS / ORGANIZATION / OTHER NAME<br>S & B Irvin Properties, LLLP                |     |  |       | Exempt Code<br>If no exempt code enter NONE<br>NONE  |                 |           |
| MAILING ADDRESS (STREET & NUMBER)<br>P.O. Box 219  |     |  |       | 1. Actual Value of consideration received by seller<br>Complete Line 1A if actual value unknown<br>\$57,500.00 |                 |           |
| CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY<br>Tallulah Falls, GA 30573 USA           |     | DATE OF SALE<br>7/6/2020   |       | 1A. Estimated fair market value of Real and<br>Personal property<br>\$0.00                                     |                 |           |
| SECTION B - BUYER'S INFORMATION (Do not use agent's information)                             |     |  |       | 2. Fair market value of Personal Property only<br>\$0.00   |                 |           |
| BUYER'S BUSINESS / ORGANIZATION / OTHER NAME<br>J & D Irvin Holdings, LLC                    |     |  |       | 3. Amount of liens and encumbrances<br>not removed by transfer<br>\$0.00                                       |                 |           |
| MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes)<br>P.O. Box 219 |     |  |       | 4. Net Taxable Value<br>(Line 1 or 1A less Lines 2 and 3)<br>\$57,500.00                                       |                 |           |
| CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY<br>Tallulah Falls, GA 30573 USA           |     | Check Buyers Intended Use<br>( ) Residential ( ) Commercial<br>( ) Agricultural ( ) Industrial |       | 5. TAX DUE at .10 per \$100 or fraction thereof<br>(Minimum \$1.00)<br>\$57.50                                 |                 |           |
| SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))            |     |  |       |  |                 |           |
| HOUSE NUMBER & EXTENSION (ex 255A)   |     | PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION  |       |  | SUITE NUMBER    |           |
| COUNTY<br>RABUN  |     | CITY (IF APPLICABLE)   |       | MAP & PARCEL NUMBER<br>1018001B  | ACCOUNT NUMBER  |           |
| TAX DISTRICT   | GMD | LAND DISTRICT<br>13  | ACRES | LAND LOT<br>175  | SUB LOT & BLOCK |           |
| SECTION E - RECORDING INFORMATION (Official Use Only)  |     |  |       |  |                 |           |
| DATE   |     | DEED BOOK  |       | DEED PAGE  | PLAT BOOK       | PLAT PAGE |

ADDITIONAL BUYERS

None



Therefore we also request your approval for the partnerships to grant J & D Irvin Holdings, L.L.C. an option for a period of five years to purchase the remaining 4 tracts, of the 5 tracts (tracts #36 to #40) located on Hickory Nut Mountain, Tallulah Falls, Rabun County, Georgia for the sum of \$100,000.00.

Should you have any questions please call Johnny (706)490-4050, David (706)499-7694, or Robert Tritt (404)527-8130, and we will be happy to answer your questions.

By signing below you agree with our aforementioned plans.

Thank you,  
David

I (we) hereby approve of the sale by the partnerships of approximately one acre (approximately one tract) of the 5 tracts (tract # 36 to # 40) located on Hickory Nut Mountain, Tallulah Falls, Rabun County, Georgia to J & D Irvin Holdings, L.L.C. for the sum of \$15,000.

I (we) also approve of the grant of a five year option by the partnerships to J & D Irvin Holdings, L.L.C. of the remaining 4 tracts of the 5 tracts (tracts #36 to #40) located on Hickory Nut Mountain, Tallulah Falls, Rabun County, Georgia for the price of \$100,000.00.

Elizabeth Irvin-Barnwell

  
Stephanie Irvin

  
Melanie Silvestri

Clint Irvin

  
Brian Irvin

located on Hickory Nut Mountain, Tallulah Falls, Rabun County, Georgia<sup>249</sup>  
to J & D Irvin Holdings, L.L.C. for the sum of \$15,000.

I (we) also approve of the grant of a five year option by the partnerships  
to J & D Irvin Holdings, L.L.C. of the remaining 4 tracts of the 5 tracts  
(tracts #36 to #40) located on Hickory Nut Mountain, Tallulah Falls,  
Rabun County, Georgia for the price of \$100,000.00.

Elizabeth Irvin-Barnwell

Melanie Silvestri

Clint Irvin



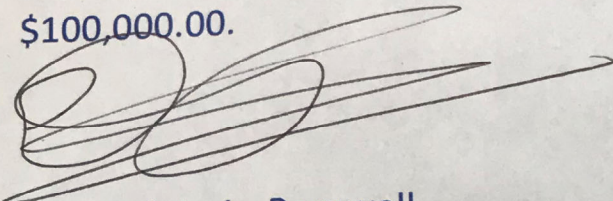
Stephanie Irvin

Brian Irvin

**CONFIDENTIALITY NOTICE:** The information contained in this message is intended solely for the addressee and may contain private, confidential and/or legally privileged material. If you are the intended recipient, secure the contents in a manner that conforms to all applicable state and/or federal requirements related to privacy and confidentiality of such information. If you are not the intended recipient or have received this email in error, please notify the sender immediately and permanently delete all copies of this email including all attachments, any disclosure, copying, distribution or any action taken or omitted is prohibited by law.

I (we) hereby approve of the sale by the partnerships of approximately one acre<sup>250</sup> (approximately one tract) of the 5 tracts (tract # 36 to # 40) located on Hickory Nut Mountain, Tallulah Falls, Rabun County, Georgia to J & D Irvin Holdings, L.L.C. for the sum of \$15,000.

I (we) also approve of the grant of a five year option by the partnerships to J & D Irvin Holdings, L.L.C. of the remaining 4 tracts of the 5 tracts (tracts #36 to #40) located on Hickory Nut Mountain, Tallulah Falls, Rabun County, Georgia for the price of \$100,000.00.



Elizabeth Irvin-Barnwell

Melanie Silvestri

Clint Irvin

Stephanie Irvin

Brian Irvin



Rabun County  
 Board of Assessors  
 19 Jo Dotson Circle, Suite 121  
 Clayton, GA 30525  
 (706) 782-5068

L 075 36-70

251

**Official Tax Matter - 2020 Tax Year**

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

**Annual Assessment Notice Date:**

**June 10, 2020**

**Last date to file a written appeal:**

**July 24, 2020**

\*\*\* This is not a tax bill - Do not send payment \*\*\*

County property records are available online at:  
[www.rabuncounty.ga.gov](http://www.rabuncounty.ga.gov)

**Official Tax Matter  
 2020 Real Assessment**

**RETURN SERVICE REQUESTED**



\*\*\*\*\*AUTO\*\*5-DIGIT 30523 29 243

S B IRVIN PROPERTIES  
 IRVIN FAMILY INVESTMANTS LLLP  
 PO BOX 219  
 TALLULAH FALLS, GA 30573-0219



The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

**A**

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

For further information on the proper method of filing an appeal you may contact the county Board of Assessors which is located at 19 Jo Dotson Circle, Suite 121 - Clayton, GA 30525 and which may be contacted by telephone at: 706-782-5068. Your staff contacts are Mike Copeland Ext. #4 or Pam Speed Ext. #1.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

**B**

| Account Number                | Property ID Number      | Acreage                         | Tax Dist                       | Covenant Year            | Homestead |
|-------------------------------|-------------------------|---------------------------------|--------------------------------|--------------------------|-----------|
| 14257                         | 101B 001B               | 4.57                            | 05                             |                          |           |
| Property Description          | LL 175 LD 13 LOTS 36-40 |                                 |                                |                          |           |
| Property Address              | 0                       |                                 |                                |                          |           |
|                               | Taxpayer Returned Value | Previous Year Fair Market Value | Current Year Fair Market Value | Current Year Other Value |           |
| 100% <b>Appraised Value</b>   | 0                       | 47,053                          | 47,053                         | 0                        |           |
| 40% <b>Assessed Value</b>     | 0                       | 18,821                          | 18,821                         | 0                        |           |
| Reasons for Assessment Notice |                         |                                 |                                |                          |           |

**Annual Notice of Assessment**

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

**C**

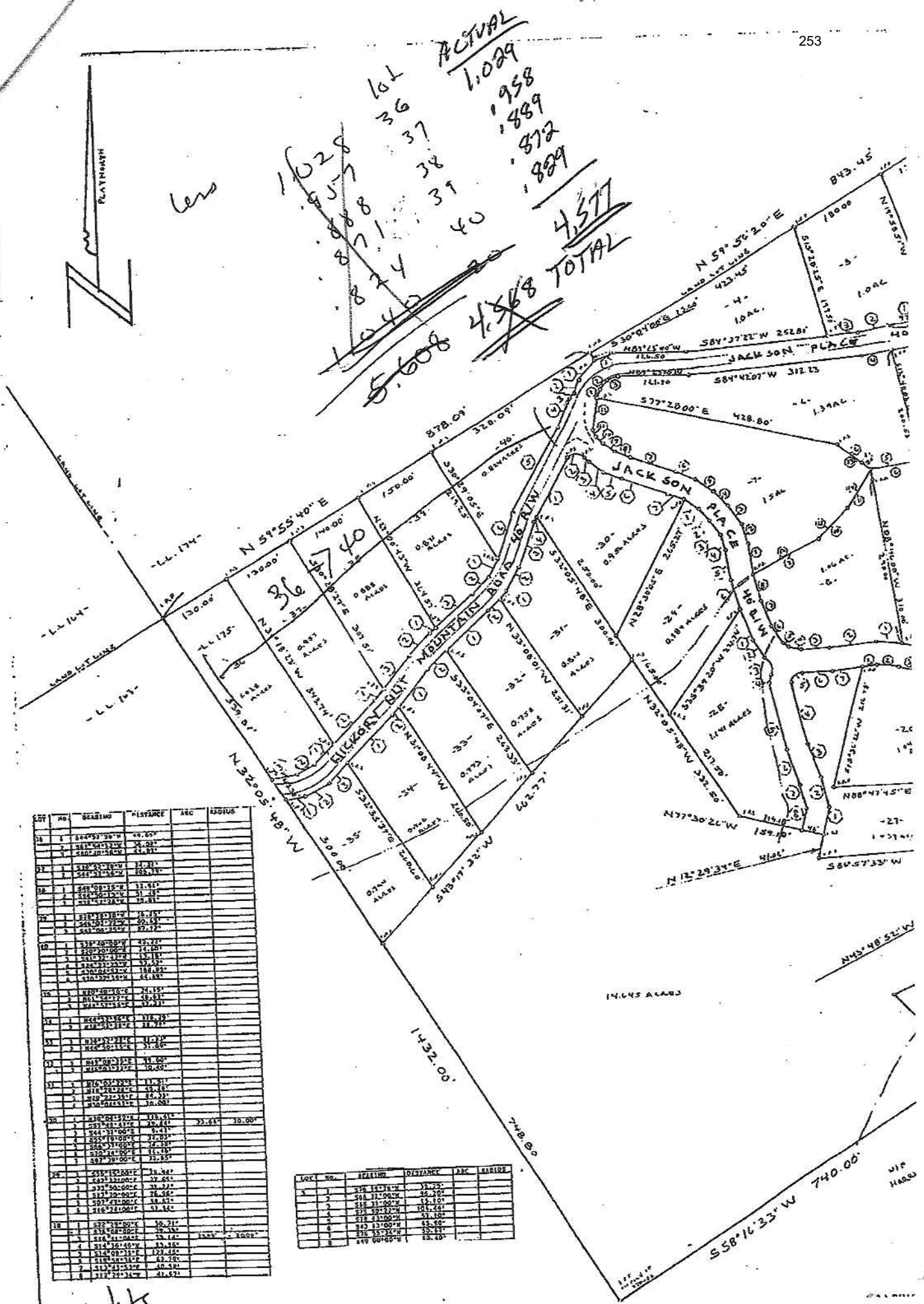
| Taxing Authority    | Other Exempt | Homestead Exempt | Net Taxable | Millage  | Estimated Tax |
|---------------------|--------------|------------------|-------------|----------|---------------|
| County Incorporated | 0            | 0                | 18,821      | 0.010083 | 189.77        |
| School              | 0            | 0                | 18,821      | 0.009450 | 177.86        |
| Tall. Falls City    | 0            | 0                | 18,821      | 0.005868 | 110.44        |

**Total Estimated Tax: \$478.07**



# LAND DISTURBANCE PERMIT APPLICATION

|   |   |   |  |
|---|---|---|--|
| TYPE  | Description of proposed project :   |   |  |
|   | <input type="checkbox"/> Single-Family Residential Home<br><input type="checkbox"/> Home Addition<br><input type="checkbox"/> Pool<br><input type="checkbox"/> Wall greater than 6' in height | <input type="checkbox"/> Grading .10 acre or greater<br>SF of Area _____<br><input type="checkbox"/> Commercial / Retail<br><input type="checkbox"/> Office | <input type="checkbox"/> Single-Family Subdivision<br><input type="checkbox"/> Multi-family Development<br><input checked="" type="checkbox"/> Other (Please describe) |
|   | Name of Project or Subdivision (Note name of Former Subdivision, if any) <u>J and D Irvin Holdings, LLC</u> (ENTIRE TRACT - 36-40) Lot # _____  |   |  |
|   | Owner of Record (Company/Individual) <u>J and D Irvin Holdings, LLC</u><br><u>River Street</u> <u>Tallulah Falls, GA 30573</u>  |   |  |
| PROJECT   | Property Address _____ Suite/Apt. # _____ City _____ State _____ Zip Code _____<br><i>Now - CLEARING UNDER BRUSH AND TREES</i>  |   |  |
|   | Property ID <u>Land Lot 175 District 13</u>   | Total Acreage <u>4.577</u>  | Acreage and Square Footage to be Disturbed <u>Other depending on engineering</u>   |
|   | Applicant Name <u>Johnny Irvin and David Irvin</u>  |   |  |
| APPLICANT   | Company <u>J and D Irvin Holdings, LLC</u>  |   |  |
|   | Mailing Address <u>P.O. Box 219</u> <u>Tallulah Falls, GA 30573</u>   |   |  |
|   | Phone <u>706-754-5464</u>   | Cell Phone <u>706-499-7065</u>  | Fax Phone _____ E-mail <u>DAVID.IRVIN.CAP@GMAIL.COM</u><br><u>marciabrockngfa@gmail.com</u>  |
| CONTACT   | Contact Name (24-hour Contact: Owner's Agent / Project Manager / Project Engineer) <u>Marcia Brock / David Irvin</u>  |   |  |
|   | Company _____   |   |  |
|   | Contact Mailing Address <u>P.O. Box 219</u> <u>Tallulah Falls, GA 30573</u>   |   |  |
|   | Phone <u>706-754-5464</u>   | Cell Phone <u>706-499-7065</u>  | Fax Phone _____ E-mail <u>DAVID.IRVIN.CAP@GMAIL.COM</u><br><u>marciabrockngfa@gmail.com</u>  |
| I hereby certify that all information provided herein is true and correct<br><u>David Irvin</u> |   |   |  |
| Applicant Signature: Property Owner or Owner's Representative                                   |   | Date: <u>5 / 2 / 2019</u>   |  |



ACTUAL  
 1,029  
 1,958  
 1,889  
 872  
 889  
 TOTAL 4,577

1028  
 1057  
 888  
 874  
 824  
 1040  
 101  
 36  
 37  
 38  
 39  
 40

5,608  
~~4,568~~

| LOT | No. | BEARING     | DISTANCE | ARC    | RADIUS |
|-----|-----|-------------|----------|--------|--------|
| 36  | 1   | S84°52'30"W | 49.65'   |        |        |
| 36  | 2   | S81°54'12"W | 36.28'   |        |        |
| 36  | 3   | S80°20'45"W | 41.82'   |        |        |
| 37  | 1   | S10°51'30"W | 37.31'   |        |        |
| 37  | 2   | S14°31'56"W | 102.73'  |        |        |
| 38  | 1   | S89°08'18"W | 32.81'   |        |        |
| 38  | 2   | S14°50'12"W | 31.18'   |        |        |
| 38  | 3   | S11°52'28"W | 34.81'   |        |        |
| 39  | 1   | S11°31'18"W | 26.18'   |        |        |
| 39  | 2   | S45°06'18"W | 50.18'   |        |        |
| 39  | 3   | S44°06'18"W | 52.12'   |        |        |
| 40  | 1   | S11°20'28"W | 49.27'   |        |        |
| 40  | 2   | S20°20'00"W | 11.80'   |        |        |
| 40  | 3   | S41°39'12"W | 55.18'   |        |        |
| 40  | 4   | S24°29'22"W | 11.22'   |        |        |
| 40  | 5   | S10°01'41"W | 188.85'  |        |        |
| 40  | 6   | S10°52'14"W | 44.88'   |        |        |
| 41  | 1   | S80°40'16"E | 24.15'   |        |        |
| 41  | 2   | S81°28'17"E | 48.31'   |        |        |
| 41  | 3   | S81°57'53"E | 37.31'   |        |        |
| 42  | 1   | S84°31'36"E | 318.33'  |        |        |
| 42  | 2   | S12°31'37"E | 71.31'   |        |        |
| 43  | 1   | S18°27'27"E | 31.22'   |        |        |
| 43  | 2   | S24°30'14"E | 37.86'   |        |        |
| 44  | 1   | S45°08'33"E | 61.60'   |        |        |
| 44  | 2   | S14°08'17"W | 18.60'   |        |        |
| 45  | 1   | S16°05'28"W | 11.51'   |        |        |
| 45  | 2   | S18°28'22"W | 45.81'   |        |        |
| 45  | 3   | S10°21'18"W | 44.23'   |        |        |
| 45  | 4   | S10°48'13"W | 10.00'   |        |        |
| 46  | 1   | S10°02'15"W | 118.41'  | 35.45' | 30.00' |
| 46  | 2   | S37°41'41"W | 12.41'   |        |        |
| 46  | 3   | S44°31'06"W | 5.41'    |        |        |
| 46  | 4   | S24°31'00"W | 27.28'   |        |        |
| 46  | 5   | S10°11'00"W | 11.58'   |        |        |
| 46  | 6   | S37°39'00"E | 12.58'   |        |        |
| 47  | 1   | S10°15'00"E | 16.34'   |        |        |
| 47  | 2   | S45°32'00"E | 72.54'   |        |        |
| 47  | 3   | S71°50'00"E | 30.22'   |        |        |
| 47  | 4   | S17°20'00"W | 28.26'   |        |        |
| 47  | 5   | S07°42'00"W | 18.42'   |        |        |
| 47  | 6   | S16°51'00"E | 52.42'   |        |        |
| 48  | 1   | S22°18'00"E | 45.21'   |        |        |
| 48  | 2   | S18°48'00"E | 28.18'   |        |        |
| 48  | 3   | S14°41'00"E | 33.14'   | 15x7   | 200x7  |
| 48  | 4   | S14°16'40"W | 35.16'   |        |        |
| 48  | 5   | S14°09'31"W | 123.14'  |        |        |
| 48  | 6   | S18°44'11"W | 63.79'   |        |        |
| 48  | 7   | S43°43'51"W | 40.51'   |        |        |
| 48  | 8   | S17°21'31"W | 41.67'   |        |        |

| LOT | No. | BEARING     | DISTANCE | ARC | RADIUS |
|-----|-----|-------------|----------|-----|--------|
| 4   | 1   | S10 15'24"W | 33.25'   |     |        |
| 4   | 2   | S08 31'00"W | 26.20'   |     |        |
| 4   | 3   | S15 31'00"W | 15.10'   |     |        |
| 4   | 4   | S12 38'12"W | 101.45'  |     |        |
| 4   | 5   | S14 00'00"W | 53.10'   |     |        |
| 4   | 6   | S43 13'00"W | 65.60'   |     |        |
| 4   | 7   | S26 55'24"W | 30.45'   |     |        |
| 4   | 8   | S10 00'00"W | 68.40'   |     |        |

ink





## SUITABILITY CODES

- A SUITABILITY CODE=SOIL SERIES SHOULD HAVE ABILITY TO FUNCTION AS SUITABLE ABSORPTION FIELD WITH PROPER DESIGN, INSTALLATION, AND MAINTENANCE.
- B SUITABILITY CODE=SOME ROCK AND OR STONY CONDITIONS WERE FOUND WHILE BORING IN THE FOLLOWING SOIL DELINEATION. BORINGS REACHED A DEPTH ACCEPTABLE FOR A CONVENTIONAL INSTALLATION. THESE SOILS HAVE THE ABILITY TO FUNCTION AS A SUITABLE ABSORPTION FIELD WITH PROPER DESIGN,INSTALLATION, AND MAINTENANCE.
- C SUITABILITY CODE=DUE TO WATER TABLE, FLOODING, AND OR DRAINAGE PROBLEMS, THERE IS A HIGH PROBABILITY OF FAILURE FOR CONVENTIONAL SYSTEMS. (YOUR HEALTH DEPARTMENT CAN DISCUSS WITH YOU IF AN ALTERNATIVE SYSTEM MIGHT BE AN OPTION FOR YOUR SITUATION.)
- D SUITABILITY CODE=DUE TO THE DRAINAGE AND OR FLOODING CONDITIONS THESE SOIL TYPES SHOULD BE AVOIDED. SEASONAL HIGH WATER TABLES ARE NOT NORMALLY FOUND. HOWEVER; DUE TO HIGH SUBSURFACE FLOW THESE AREAS ARE NORMALLY CONSIDERED UNSATISFACTORY.
- F SUITABILITY CODE=NORMALLY CONSIDERED UNSATISFACTORY FOR USE FOR CONVENTIONAL ABSORPTION FIELDS.
- G SUITABILITY CODE=DUE TO SLOPES BEING GREATER THAT 35%, THESE AREAS ARE NORMALLY CONSIDERED UNSUITABLE UNLESS MODIFICATIONS WHICH ARE SUITABLE TO YOUR LOCAL HEALTH DEPARTMENT HAVE TAKEN PLACE.
- H SUITABILITY CODE=DUE TO BEDROCK LIMITATIONS, THESE SOILS ARE NOT SUITABLE FOR CONVENTIONAL ABSORPTION FIELDS. PLEASE DISCUSS ALTERNATIVE SYSTEM OPTIONS WITH YOUR LOCAL HEALTH DEPARTMENT. TEST PITS WERE DUG ON SITE.
- I SUITABILITY CODE=DEPTH TO BEDROCK IS GENERALLY NOT SUFFICIENT TO ACCOMMODATE A SEPTIC SYSTEM. HOWEVER, SOILS WITH BEDROCK DEPTHS 36 INCHES OR GREATER OR INCLUSIONS OF OTHER SOILS WITH SUFFICIENT DEPTH MAY BE SUITABLE; TEST BORINGS, PITS, AND SATURATED SOIL HYDRAULIC CONDUCTIVITY TESTS; OR POSSIBLY PERCOLATION TESTS MAY BE NEEDED TO DETERMINE THIS. THESE SOILS HAVE THE ABILITY TO FUNCTION WITH AN ALTERNATIVE SYSTEM.
- K SUITABILITY CODE=THESE SOILS GENERALLY HAVE SUFFICIENT DEPTH OF SOIL MATERIAL OVER BEDROCK TO ACCOMMODATE A SEPTIC SYSTEM. HOWEVER, INCLUSIONS OF OTHER SOILS WITH INSUFFICIENT DEPTH MAY OCCUR. TEST BORINGS, PITS, AND SATURATED SOIL HYDRAULIC CONDUCTIVITY TESTS; OR POSSIBLY A SERIES OF QUALITY PERCOLATION TESTS MAY BE NEEDED TO DETERMINE PROPER SUITABILITY FOR THESE AREAS.
- P SUITABILITY CODE=THIS SOIL SERIES HAS WATER TABLE AND/OR DRAINAGE PROBLEMS IN THE LOWER PORTION OF THE SOIL AND A CLAYEY (POSSIBLY RESTRICTIVE) LAYER IN THE UPPER PORTION OF THE SOIL WHICH COULD CAUSE PROBLEMS FOR CONVENTIONAL SEPTIC SYSTEMS. HOWEVER, THE DEPTH TO THE SEASONAL HIGH WATER TABLE IS SUCH THAT A SHALLOW INSTALLATION (WHICH MAINTAINS THE REQUIRED 24 INCHES OF SEPARATION BETWEEN THE TRENCH BOTTOM AND THE SEASONAL HIGH WATER TABLE) MIGHT BE POSSIBLE. A LEVEL 4 STUDY, POSSIBLY INCLUDING SATURATED SOIL HYDRAULIC CONDUCTIVITY TESTS, OR POSSIBLY A SERIES OF QUALITY PERCOLATION TESTS, COULD BE CONDUCTED WITHIN THE PROPOSED SEPTIC AREA TO DETERMINE IF A SUITABLE RATE AND DEPTH EXISTS FOR A CONVENTIONAL ABSORPTION FIELD. THESE AREAS SHOULD HAVE THE ABILITY TO FUNCTION FOR AN ALTERNATIVE SEPTIC SYSTEM.

**KW SOILS, LLC.**  
**164 PROFESSIONAL PARK DRIVE BALDWIN, GA 30511**  
**WORK PH. 706-776-5828 FAX: 706-776-2241**  
**GA. Registered Soil Classifier #151**

|   |                            |
|---|----------------------------|
| <b>COUNTY:</b> RABUN  | <b>DATE:</b> 6/5/2019      |
| <b>OWNER:</b> FOOTHILLS LAND DESIGN   | <b>PHONE#</b> 706-778-0067 |
| <b>SUBDIVISION:</b>   |                            |
| <b>SITE LOCATION ADDRESS:</b> BESIDE 403 HICKORY NUT MTN. ROAD LAKEMONT, GA   |                            |
| <b>INTENSITY LEVEL OF INVESTIGATION:</b> LEVEL 3 SOIL ANALYSIS  |                            |
| <b>SCALE:</b> ONE INCH = 60 FEET  |                            |
| THIS REPORT IS BASED ON CONVENTIONAL SEPTIC SYSTEMS AND ALL RECOMMENDATIONS ARE BASED ON INSTALLATION FROM THE ORIGINAL SOIL SURFACE. |                            |

**ANY GROUND ALTERATION OF 12 INCHES OR MORE VOIDS THE MAPPED AREA.**

| MAP UNIT | SOIL SERIES      | SLOPE %<br><i>verified</i> | DEPTH TO BEDROCK (INCHES)<br><i>verified</i> | DEPTH TO SEASONAL HIGH H2O TABLE (inches)<br><i>verified</i> | PERC RATE AT OPTIMUM DEPTH MIN/IN.<br><i>predicted</i> | DEPTH TO OPTIMUM PERC. (INCHES)<br><i>measured</i> | SUITABILITY CODE<br>(See attachment for definitions) |
|----------|------------------|----------------------------|--|--|--|--|--|
|          | <b>BRASSTOWN</b> | 5-18%                      | >55 TO >62                                   | >55 TO >62   | 60   | 30-37  | <b>B/TIF</b>   |
|          | <b>BRASSTOWN</b> | 18-28%                     | >55 TO >64                                   | >55 TO >64   | 60   | 33-40  | <b>B/TIF</b>   |
|          | <b>BREVARD</b>   | 5-18%                      | >72  | >72  | 50   | 33-37  | <b>A</b>   |
|          | <b>COWEE</b>     | 5-18%                      | >54 TO >60                                   | >54 TO >60   | 60   | 30-35  | <b>B/TIF</b>   |
|          | <b>SAURATOWN</b> | 5-18%                      | 22-30  | N/A  | SEE CODES  | SEE CODES  | <b>I</b>   |
|          |                  |                            |  |  |  |  |  |
|          |                  |                            |  |  |  |  |  |
|          |                  |                            |  |  |  |  |  |
|          |                  |                            |  |  |  |  |  |

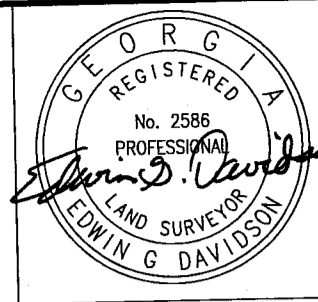
AREAS WHICH FLOOD OR HAVE POTENTIAL FOR PROBLEMS ASSOCIATED WITH FLOODING SHOULD NOT BE UTILIZED.

|  |   |
|--|---|
|  | DRAINAGE, RUNS ALL YEAR, (ONE DOT) OR SOLID BLUE LINE |
|  | DRAINAGE, RUNS PART OF YEAR, ( 3 DOTS )               |
|  | SLOPE ( DIRECTION FALLING )                           |
|  | WELL  |
|  | TANK AND SYSTEM IN FIRST                              |
|  | SPRINGHEAD  |
|  | GULLY, AND OR RAINY WEATHER DRAINAGE WAY              |
|  | ROCK OUTCROP  |
|  | TEST PITTS  |
|  | SWALE - DRAINAGE AREA                                 |
|  | BORED, NUMBERED & FLAGGED HOLE SITE                   |

Any changes or alterations made to the soil maps or interpretations without the written approval of Kyle White voids the seal of the Soil Classifier. The information contained in this report is based on the professional opinions and judgment of the Soil Classifier and is not a guarantee of the performance of any waste disposal system. Kyle White does not design, install, maintain or permit waste disposal systems. Your local health department may view the soil conditions differently than the Soil Classifier and will have the final say in their county. Your local health department holds full authority in the permitting of onsite waste disposal systems. Kyle White produces soil surveys inclusive of the USDA Soil Survey Manual, U.S. Soil Taxonomy, and all mapping is done in accordance to the National Cooperative Soil Survey Standards. Also, all work meets or exceeds the Georgia Soil Classifiers Certification Board Minimum Soil Investigation Standards for Onsite Sewage Disposal Systems.

**NOTES:**





RETRACEMENT SURVEY  
SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for the 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.

Edwin G. Davidson 06/26/19  
EDWIN G. DAVIDSON DATE

LEGEND

These standard symbols will be found in the drawing.

- E—E— ELECTRIC
- X—X— FENCE
- T—T— TELEPHONE
- ⊕ UTILITY POLE
- ⊙ WELL
- ⊕ TELEPHONE BOX
- IRON PIN SET
- IRON PIN FOUND
- ⊠ CONCRETE MONUMENT FOUND
- TREES
- △ BREAK IN P/L

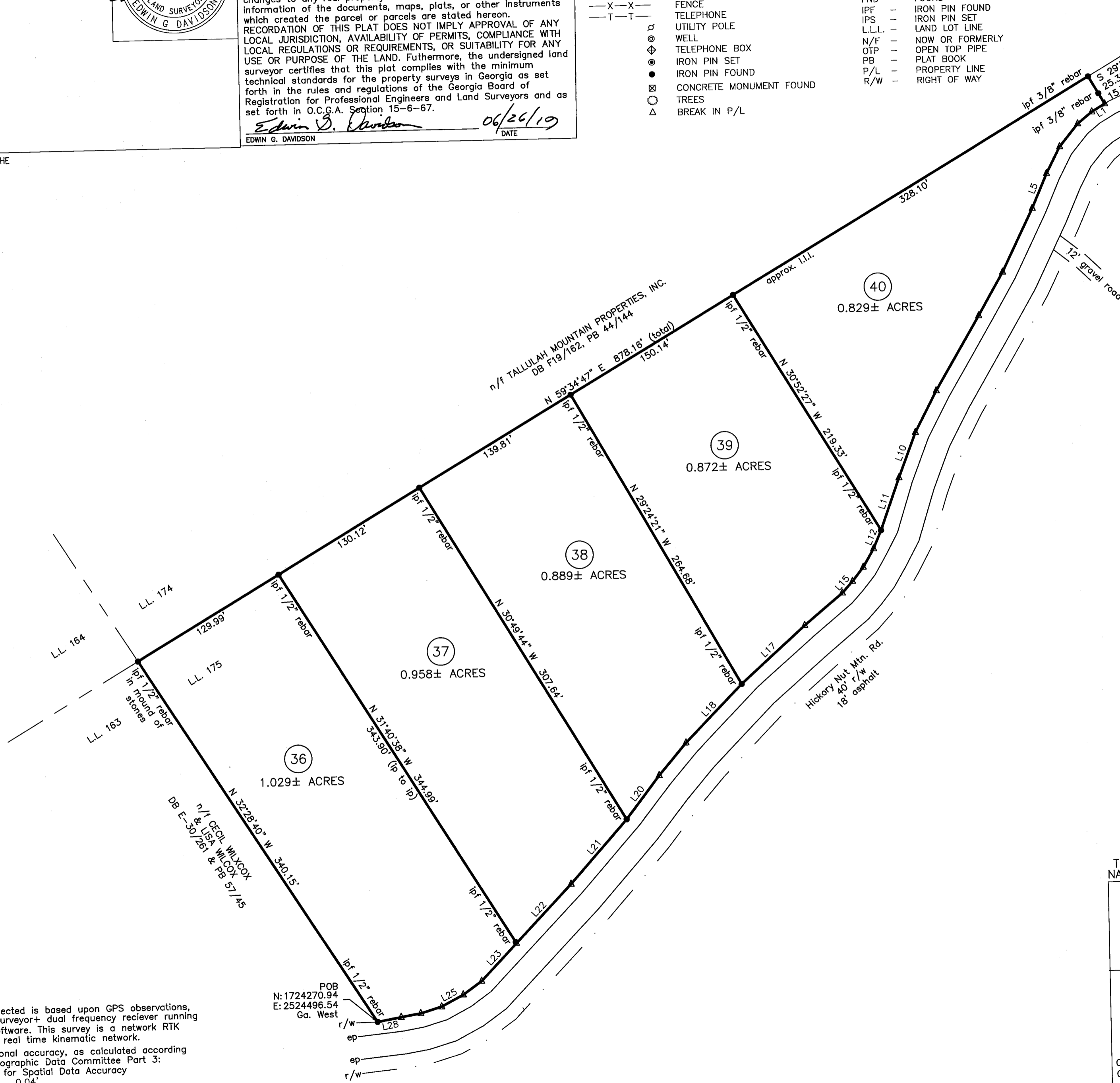
ABBREVIATIONS

- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING
- C/L - CENTERLINE
- DB - DEED BOOK
- EP - EDGE OF PAVEMENT
- FND - FOUND
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- L.L.L. - LAND LOT LINE
- N/F - NOW OR FORMERLY
- OTP - OPEN TOP PIPE
- PB - PLAT BOOK
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 59°29'35" W | 11.91'   |
| L2   | S 50°51'49" W | 14.59'   |
| L3   | S 39°26'17" W | 22.97'   |
| L4   | S 27°30'32" W | 23.40'   |
| L5   | S 23°30'10" W | 29.67'   |
| L6   | S 26°05'05" W | 55.47'   |
| L7   | S 30°05'15" W | 39.12'   |
| L8   | S 30°39'19" W | 67.90'   |
| L9   | S 27°37'21" W | 36.89'   |
| L10  | S 21°02'27" W | 37.98'   |
| L11  | S 19°52'11" W | 43.85'   |
| L12  | S 23°38'08" W | 15.53'   |
| L13  | S 30°18'07" W | 16.66'   |
| L14  | S 38°22'24" W | 14.03'   |
| L15  | S 42°26'31" W | 12.14'   |
| L16  | S 50°19'49" W | 38.96'   |
| L17  | S 48°22'07" W | 67.62'   |
| L18  | S 44°43'41" W | 63.82'   |
| L19  | S 40°48'58" W | 33.13'   |
| L20  | S 37°44'46" W | 42.96'   |
| L21  | S 41°56'17" W | 66.93'   |
| L22  | S 44°00'24" W | 63.28'   |
| L23  | S 44°00'24" W | 40.28'   |
| L24  | S 54°33'22" W | 18.06'   |
| L25  | S 62°36'29" W | 19.39'   |
| L26  | S 73°27'17" W | 17.38'   |
| L27  | S 80°26'01" W | 15.72'   |
| L28  | S 80°02'58" W | 18.83'   |

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

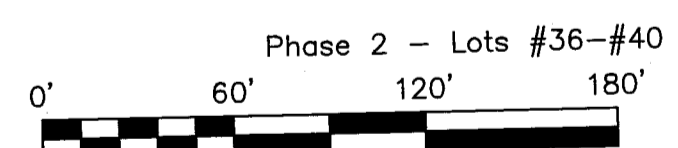
State Plane Grid, North Georgia Coordinate System at 1985 West Zone



NOTES:

- The land platted hereon is subject to any easements, reservations, or restrictions that may exist either written or unwritten.
- All ips are 1/2" rebar with plastic cap. (COA #599 inscribed)

Source Deed: DB W-24/199 & PB 37/323



THIS PLAT IS FOR THE SOLE AND EXCLUSIVE USE OF THE PARTY NAMED IN THE TITLE BLOCK. ALL OTHERS USE AT THEIR OWN RISK.

RETRACEMENT SURVEY FOR:  
**S&B IRVIN PROPERTIES, LLLP**  
&  
**IRVIN FAMILY PROPERTIES, LLLP**  
Tallulah Old Town Subdivision - Phase 2 - Lots 36 thru 40  
- In the Town of Tallulah Falls, Georgia -

**DAVIDSON LAND SURVEYING, INC.**  
E.G. (EDDIE) DAVIDSON, PLS  
328 BRIDGE STREET  
CLARKESVILLE, GEORGIA 30523  
(706) 754-7498

C.O.A. #599  
GA #2586 SC #16127 NC #L-3746 TN # 1877 AL #20350

|                 |                |   |
|-----------------|----------------|---|
| Land Lot: 175   | District: 13th | County: Rabun, Georgia                        |
| Date: 4/19/2019 | Scale: 1"=60'  | Job No.: 19-039<br>Drawing No.: 19-039-4-lots |

The field data collected is based upon GPS observations, using a Carlson Surveyor+ dual frequency receiver running Carlson SurvCE software. This survey is a network RTK utilizing the Leica real time kinematic network.  
The relative positional accuracy, as calculated according to the Federal Geographic Data Committee Part 3: National Standard for Spatial Data Accuracy  
Horizontal: 0.04' 95% confidence level  
Vertical: n/a  
This plat has been calculated for closure and is found to be accurate within one foot in 59,800 feet.  
Field work completed on 4/19/2019

THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO FIRM MAP NO. 13137C0135C DATED 6/2/2009. THIS IS BASED ON GRAPHICALLY LOCATING THIS PROPERTY ON SAID MAP, NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE THIS DETERMINATION.









RETRACEMENT SURVEY  
SURVEYORS CERTIFICATION

This plot is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plot complies with the minimum technical standards for the 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.

EDWIN G. DAVIDSON  
*Edwin G. Davidson*  
8/13/2020  
DATE

LEGEND

- These standard symbols will be found in the drawing.
- E—E— ELECTRIC
  - X—X— FENCE
  - T—T— TELEPHONE
  - ⊕ UTILITY POLE
  - ⊙ WELL
  - ⊕ TELEPHONE BOX
  - ⊙ IRON PIN SET
  - ⊙ IRON PIN FOUND
  - ⊙ CONCRETE MONUMENT FOUND
  - ⊙ TREES
  - △ BREAK IN P/L

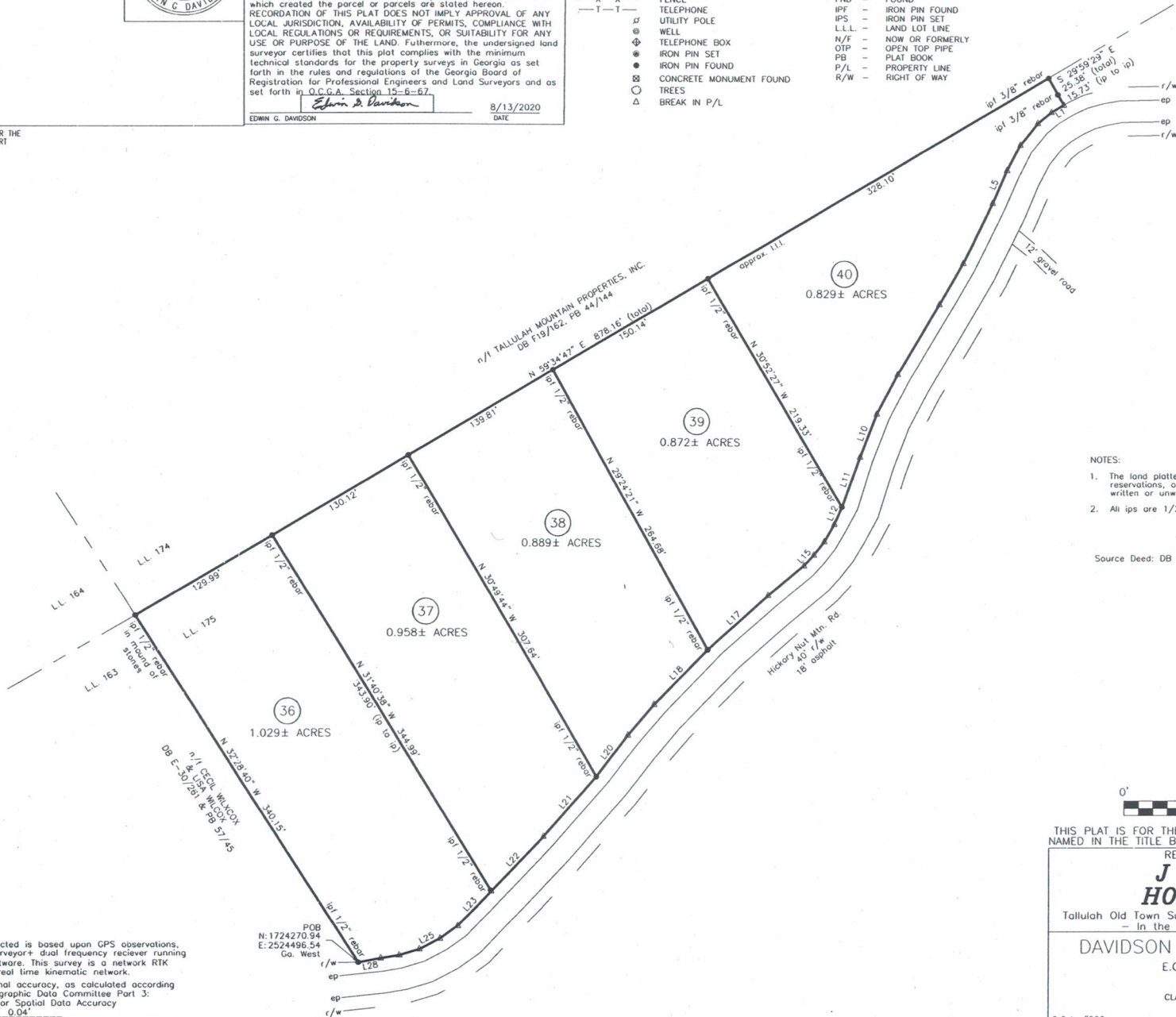
ABBREVIATIONS

- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING
- C/L - CENTERLINE
- DB - DEED BOOK
- EP - EDGE OF PAVEMENT
- FND - FOUND
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- LL - LAND LOT LINE
- N/F - NOW OR FORMERLY
- OTP - OPEN TOP PIPE
- PB - PLAT BOOK
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 59°29'35" W | 11.91'   |
| L2   | S 50°51'49" W | 14.59'   |
| L3   | S 39°26'17" W | 22.97'   |
| L4   | S 27°30'32" W | 23.40'   |
| L5   | S 23°30'10" W | 29.67'   |
| L6   | S 26°05'05" W | 55.47'   |
| L7   | S 30°05'15" W | 39.12'   |
| L8   | S 30°39'19" W | 67.90'   |
| L9   | S 27°37'21" W | 36.89'   |
| L10  | S 21°02'27" W | 37.98'   |
| L11  | S 19°52'11" W | 43.85'   |
| L12  | S 23°38'08" W | 15.53'   |
| L13  | S 30°18'07" W | 16.66'   |
| L14  | S 38°22'24" W | 14.03'   |
| L15  | S 42°26'31" W | 12.14'   |
| L16  | S 50°19'49" W | 38.96'   |
| L17  | S 48°22'07" W | 67.62'   |
| L18  | S 44°43'41" W | 63.82'   |
| L19  | S 40°48'58" W | 33.13'   |
| L20  | S 37°44'46" W | 42.96'   |
| L21  | S 41°56'17" W | 68.93'   |
| L22  | S 44°00'24" W | 63.28'   |
| L23  | S 44°00'24" W | 40.28'   |
| L24  | S 54°33'22" W | 18.06'   |
| L25  | S 62°36'29" W | 19.39'   |
| L26  | S 73°27'17" W | 17.38'   |
| L27  | S 80°26'01" W | 15.72'   |
| L28  | S 80°02'58" W | 18.83'   |

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

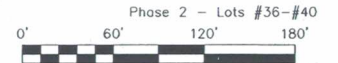
State Plane Grid North  
of Cassini's System  
of 1928 Mean Zone



NOTES:

- The land plotted herein is subject to any easements, reservations, or restrictions that may exist either written or unwritten.
- All ips are 1/2" rebar with plastic cap. (COA #599 inscribed)

Source Deed: DB W-24/199 & PB 37/323



THIS PLAT IS FOR THE SOLE AND EXCLUSIVE USE OF THE PARTY NAMED IN THE TITLE BLOCK. ALL OTHERS USE AT THEIR OWN RISK.

RETRACEMENT SURVEY FOR:

**J & D IRVIN HOLDINGS, LLC.**

Tallulah Old Town Subdivision - Phase 2 - Lots 36 thru 40  
- In the Town of Tallulah Falls, Georgia -

DAVIDSON LAND SURVEYING, INC.

E.G. (EDDIE) DAVIDSON, PLS

328 BRIDGE STREET  
CLARKESVILLE, GEORGIA 30523  
(706) 754-7498

|                 |                |                        |                            |           |
|-----------------|----------------|------------------------|----------------------------|-----------|
| C.O.A. #599     | SC #16127      | NC #L-3746             | TN # 1877                  | AL #20350 |
| GA #2586        |                |                        |                            |           |
| Land Lot: 175   | District: 13th | County: Rabun, Georgia |                            |           |
| Date: 4/19/2019 | Scale: 1"=60'  | Job No.: 19-039        | Drawing No.: 19-039-4-lots |           |

The field data collected is based upon GPS observations, using a Carlson Surveyor+ dual frequency receiver running Carlson SurvCE software. This survey is a network RTK utilizing the Leica real time kinematic network. The relative positional accuracy, as calculated according to the Federal Geographic Data Committee Part 3: National Standard for Spatial Data Accuracy

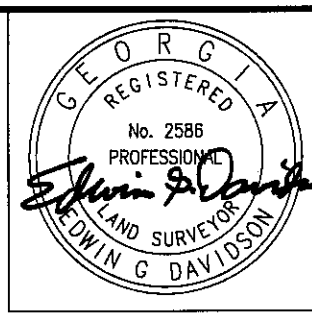
Horizontal: 0.04' 95% confidence level  
Vertical: n/a

This plot has been calculated for closure and is found to be accurate within one foot in 59,800 feet.

Field work completed on 4/19/2019

THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO FIRM MAP NO. 13137C0135C DATED 6/22/2009. THIS IS BASED ON GRAPHICALLY LOCATING THIS PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE THIS DETERMINATION.

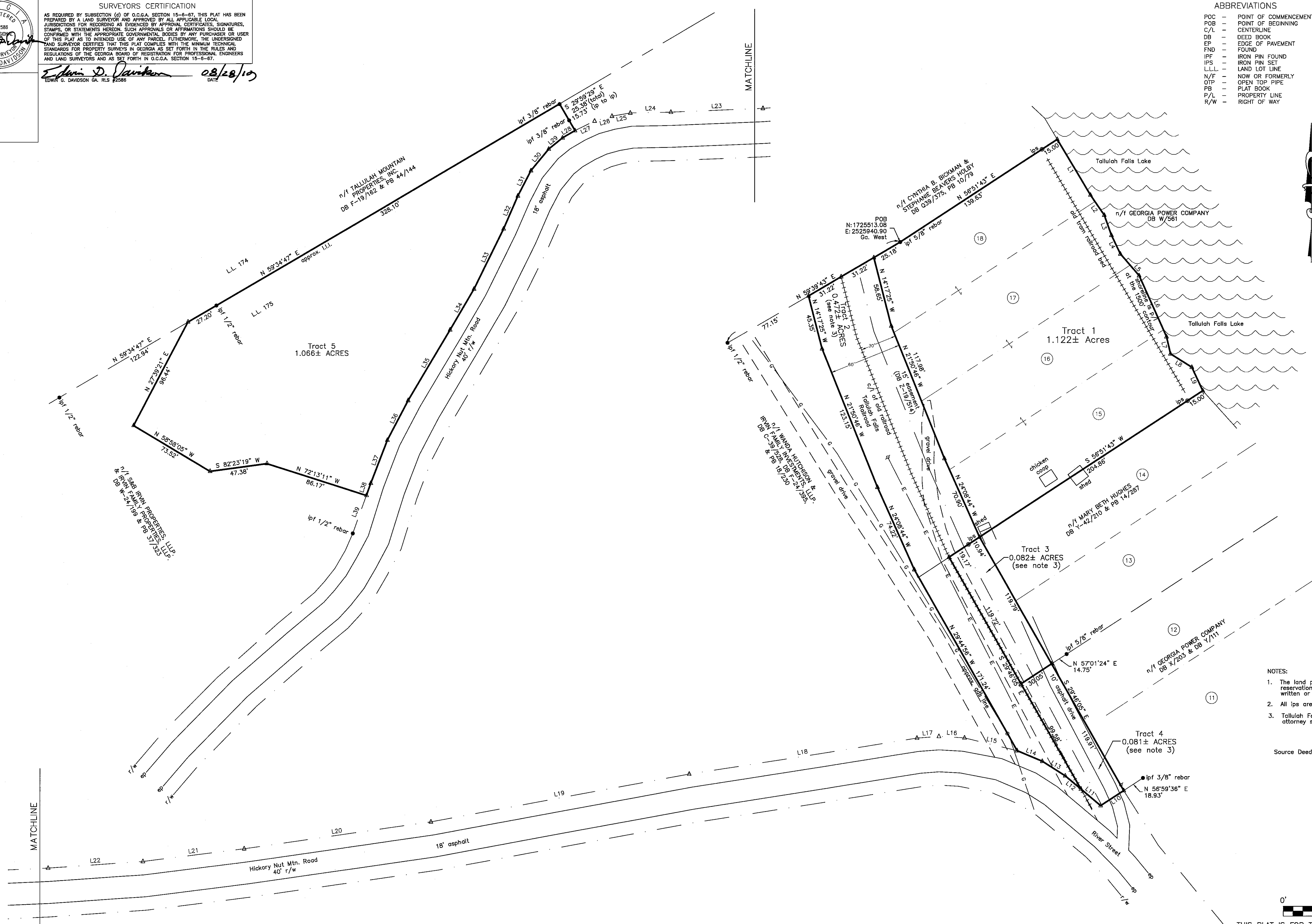




**SURVEYORS CERTIFICATION**  
 AS REQUIRED BY SUBSECTION (g) OF O.C.G.A. SECTION 15-6-47, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO INTERESTS OF ANY PARCELS. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLES 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 15-6-47.

*Edwin D. Davidson* 08/28/19  
 EDWIN D. DAVIDSON, GA. RLS #2586

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



- ABBREVIATIONS**
- POC = POINT OF COMMENCEMENT
  - POB = POINT OF BEGINNING
  - C/L = CENTERLINE
  - DB = DEED BOOK
  - EP = EDGE OF PAVEMENT
  - FND = FOUND
  - IPF = IRON PIN FOUND
  - IPN = IRON PIN SET
  - N/F = NOW OR FORMERLY
  - OTP = OPEN TOP PIPE
  - PB = PLAT BOOK
  - P/L = PROPERTY LINE
  - R/W = RIGHT OF WAY

- LEGEND**
- These standard symbols will be found in the drawing.
- E—E— ELECTRIC
  - X—X— FENCE
  - T—T— TELEPHONE
  - ⊕ UTILITY POLE
  - ⊙ WELL
  - ⊗ TELEPHONE BOX
  - ⊙ IRON PIN SET
  - IRON PIN FOUND
  - ⊗ CONCRETE MONUMENT FOUND
  - ⊙ TREES
  - △ BREAK IN P/L

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 30°46'57" E | 53.54'   |
| L2   | S 34°39'49" E | 20.13'   |
| L3   | S 19°29'49" E | 17.63'   |
| L4   | S 25°24'56" E | 17.12'   |
| L5   | S 40°40'19" E | 23.82'   |
| L6   | S 24°07'06" E | 55.50'   |
| L7   | S 13°10'58" E | 14.80'   |
| L8   | S 57°37'19" E | 20.87'   |
| L9   | S 25°01'52" E | 21.35'   |
| L10  | S 56°59'36" W | 22.66'   |
| L11  | N 50°04'42" W | 21.24'   |
| L12  | N 50°04'42" W | 16.84'   |
| L13  | N 57°29'17" W | 22.42'   |
| L14  | N 67°07'59" W | 22.57'   |
| L15  | N 76°31'43" W | 44.67'   |
| L16  | N 86°33'16" W | 21.15'   |
| L17  | S 85°39'38" W | 18.20'   |
| L18  | S 81°06'30" W | 188.88'  |
| L19  | S 79°36'51" W | 216.51'  |
| L20  | S 81°58'22" W | 155.53'  |
| L21  | S 83°00'51" W | 84.06'   |
| L22  | S 86°08'41" W | 78.45'   |
| L23  | S 87°36'39" W | 75.77'   |
| L24  | S 88°54'50" W | 33.53'   |
| L25  | S 80°02'23" W | 15.31'   |
| L26  | S 74°24'01" W | 14.91'   |
| L27  | S 63°58'49" W | 17.94'   |
| L28  | S 59°29'35" W | 11.91'   |
| L29  | S 50°51'49" W | 14.58'   |
| L30  | S 39°26'17" W | 22.97'   |
| L31  | S 27°30'32" W | 23.40'   |
| L32  | S 23°30'10" W | 29.67'   |
| L33  | S 26°05'05" W | 55.47'   |
| L34  | S 30°05'15" W | 38.12'   |
| L35  | S 30°39'19" W | 67.90'   |
| L36  | S 27°37'21" W | 36.89'   |
| L37  | S 21°02'27" W | 37.98'   |
| L38  | S 19°52'11" W | 10.76'   |
| L39  | S 19°52'11" W | 33.08'   |

- NOTES:**
- The land platted herein is subject to any easements, reservations, or restrictions that may exist either written or unwritten.
  - All ips are 1/2" rebar with plastic cap. (COA #599 inscribed)
  - Tallahulh Falls Railroad is not in use. A Georgia licensed attorney should be consulted to render a title opinion.

Source Deed: DB F-43/279, DB W-24/199, & PB 37/323



THIS PLAT IS FOR THE SOLE AND EXCLUSIVE USE OF THE PARTY NAMED IN THE TITLE BLOCK. ALL OTHERS USE AT THEIR OWN RISK. A DIVISION FROM PARENT TRACT

**J & D IRVIN HOLDINGS, LLC**  
 Frye Property Subd. - Lots #15-#18  
 Tallulh Old Town Subd. - Phase 2 - Lot #40  
 - In the Town of Tallulh Falls, Georgia -

**DAVIDSON LAND SURVEYING, INC.**  
 E.G. (EDDIE) DAVIDSON, PLS  
 328 BRIDGE STREET  
 CLARKESVILLE, GEORGIA 30523  
 (706) 754-7498

|                 |                |                        |                        |           |
|-----------------|----------------|------------------------|------------------------|-----------|
| C.O.A. #599     | SC #16127      | NC #L-3746             | TN # 1877              | AL #20350 |
| GA #2586        |                |                        |                        |           |
| Land Lot: 175   | District: 13th | County: Rabun, Georgia | Job No.: 19-039        |           |
| Date: 8/27/2019 | Scale: 1"=40'  |                        | Drawing No.: 19-039-5a |           |

The field data collected is based upon GPS observations, using a Carlson Surveyor+ dual frequency receiver running Carlson SurvCE software. This survey is a network RTK utilizing the Leica real time kinematic network.  
 The relative positional accuracy, as calculated according to the Federal Geographic Data Committee Part 3, National Standard for Spatial Data Accuracy  
 Horizontal: 0.04' 95% confidence level  
 Vertical: n/a  
 This plat has been calculated for closure and is found to be accurate within one foot in 45,400 feet.  
 Field work completed on 5/17/2019



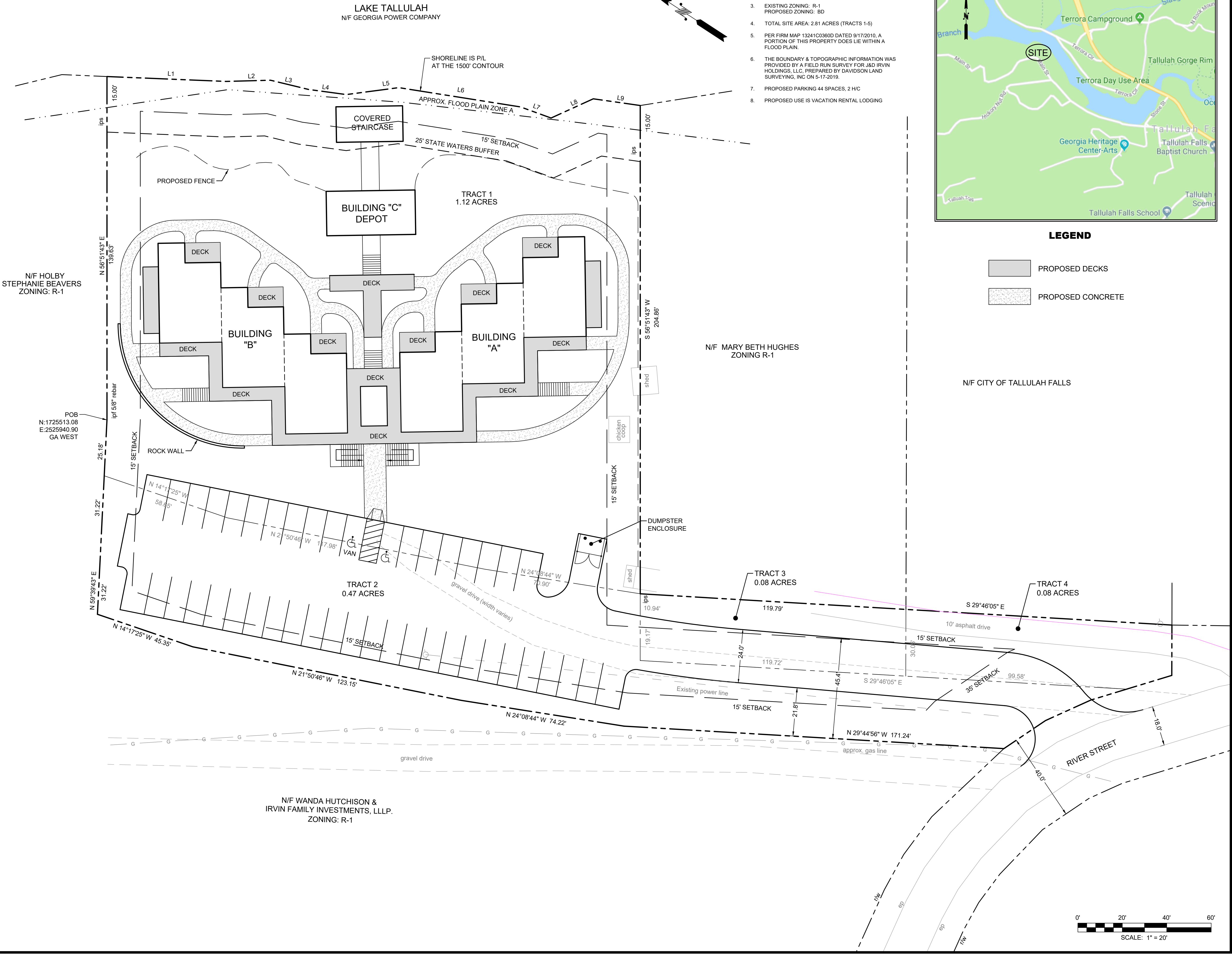


| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 59°29'35" W | 11.91'   |
| L2   | S 50°51'49" W | 14.59'   |
| L3   | S 39°26'17" W | 22.97'   |
| L4   | S 27°30'32" W | 23.40'   |
| L5   | S 23°30'10" W | 29.67'   |
| L6   | S 26°05'05" W | 55.47'   |
| L7   | S 30°05'15" W | 39.12'   |
| L8   | S 30°39'19" W | 67.90'   |
| L9   | S 27°37'21" W | 36.89'   |

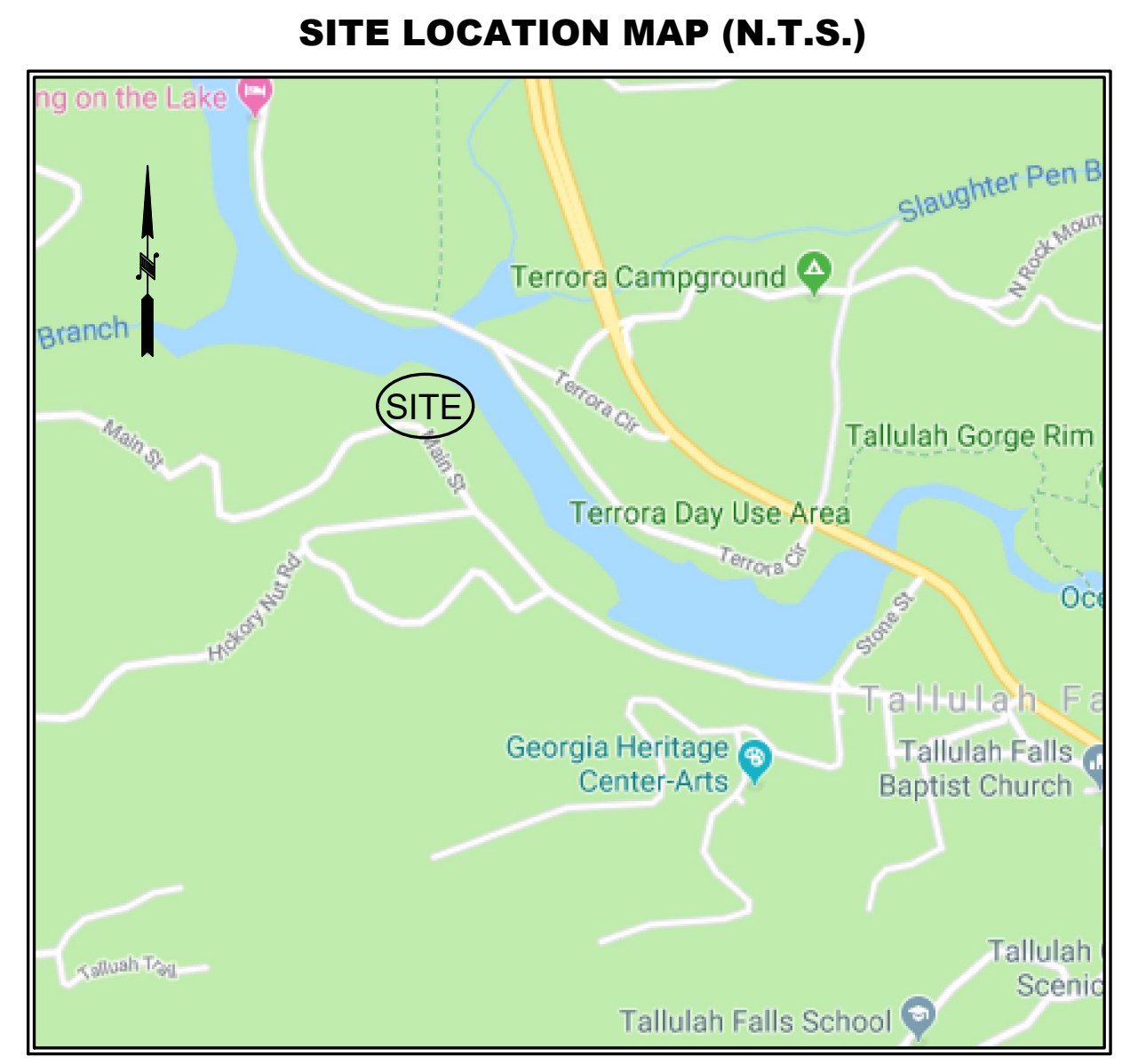
N/F HOLBY  
STEPHANIE BEAVERS  
ZONING: R-1

POB  
N:1725513.08  
E:2525940.90  
GA WEST

N/F WANDA HUTCHISON &  
IRVIN FAMILY INVESTMENTS, LLLP.  
ZONING: R-1



- GENERAL NOTES:**
- 24 HOUR CONTACT: DAVID IRVIN @ 706-499-7694
  - ENGINEERING CONTACT: JAMES IRVIN (706) 778-0067
  - EXISTING ZONING: R-1  
PROPOSED ZONING: BD
  - TOTAL SITE AREA: 2.81 ACRES (TRACTS 1-5)
  - PER FIRM MAP 13241C0360D DATED 9/17/2010, A PORTION OF THIS PROPERTY DOES LIE WITHIN A FLOOD PLAIN.
  - THE BOUNDARY & TOPOGRAPHIC INFORMATION WAS PROVIDED BY A FIELD RUN SURVEY FOR J&D IRVIN HOLDINGS, LLC, PREPARED BY DAVIDSON LAND SURVEYING, INC ON 5-17-2019.
  - PROPOSED PARKING 44 SPACES, 2 H/C
  - PROPOSED USE IS VACATION RENTAL LODGING



**LEGEND**

- PROPOSED DECKS
- PROPOSED CONCRETE

**foothills land design**

164 PROFESSIONAL PARK DRIVE  
BALDWIN, GA 30511  
P.O. Box 219  
Tallulah Falls, GA 30573  
www.foothillsld.com

OWNER:  
**J & D IRVIN HOLDINGS, LLC**  
P.O. Box 219  
Tallulah Falls, GA 30573

REZONING PLAN  
**J & D IRVIN HOLDINGS, LLC**  
LAND LOT 175, 13th DISTRICT  
CITY OF TALLULAH FALLS  
RABUN COUNTY, GA

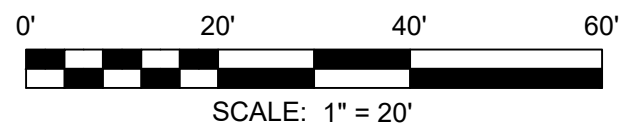
| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
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|     |             |      |
|     |             |      |

GEORGIA REGISTERED ENGINEER  
JAMES D. IRVIN  
No. 25938

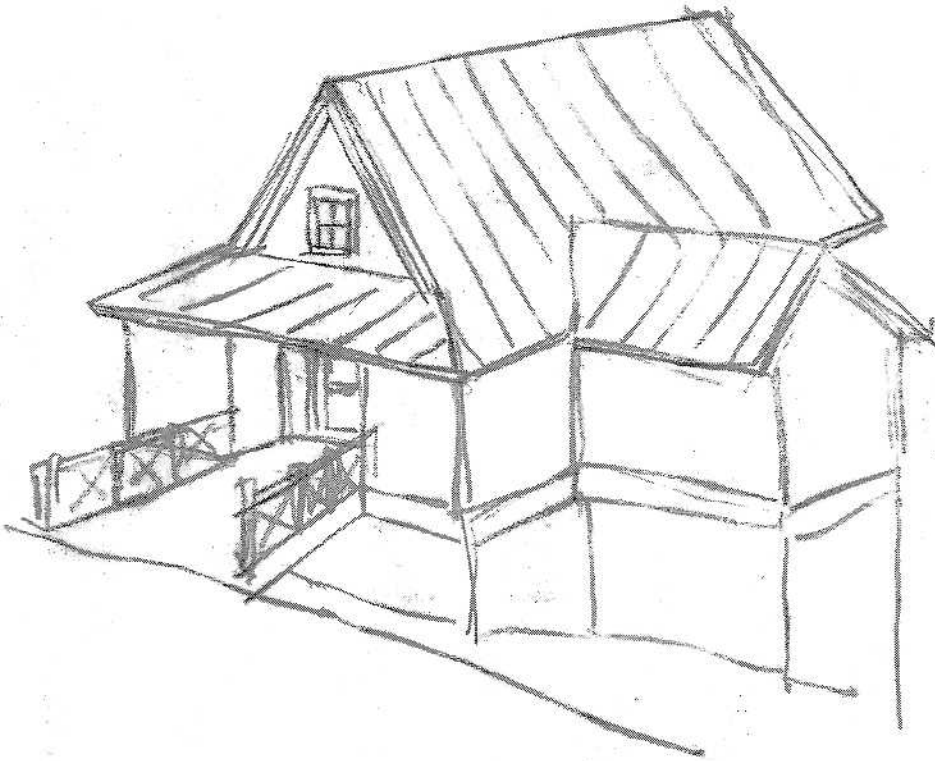
GSWCC LEVEL II #9832  
DATE: AUGUST 30, 2019

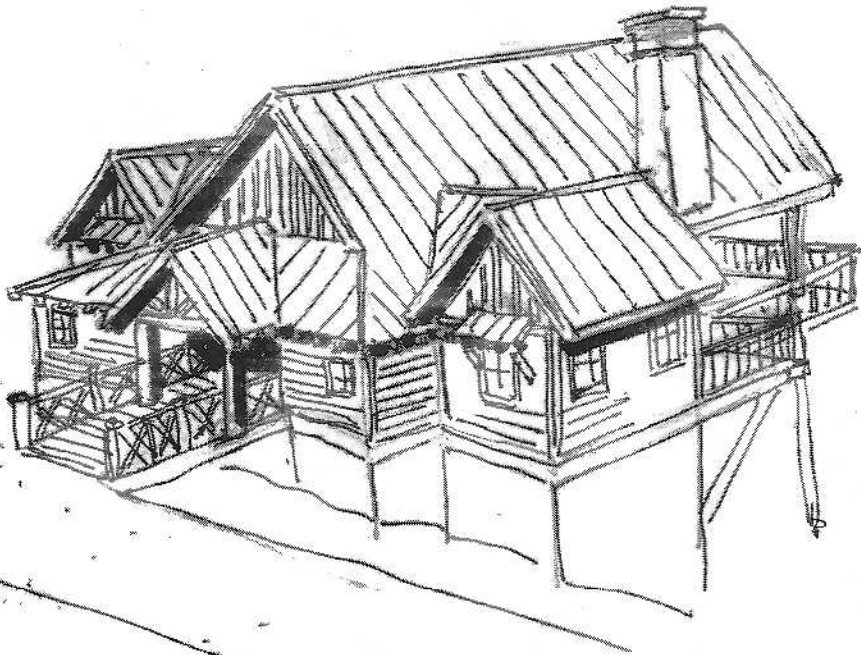
SCALE: 1" = 20'

SHEET:  
**2**

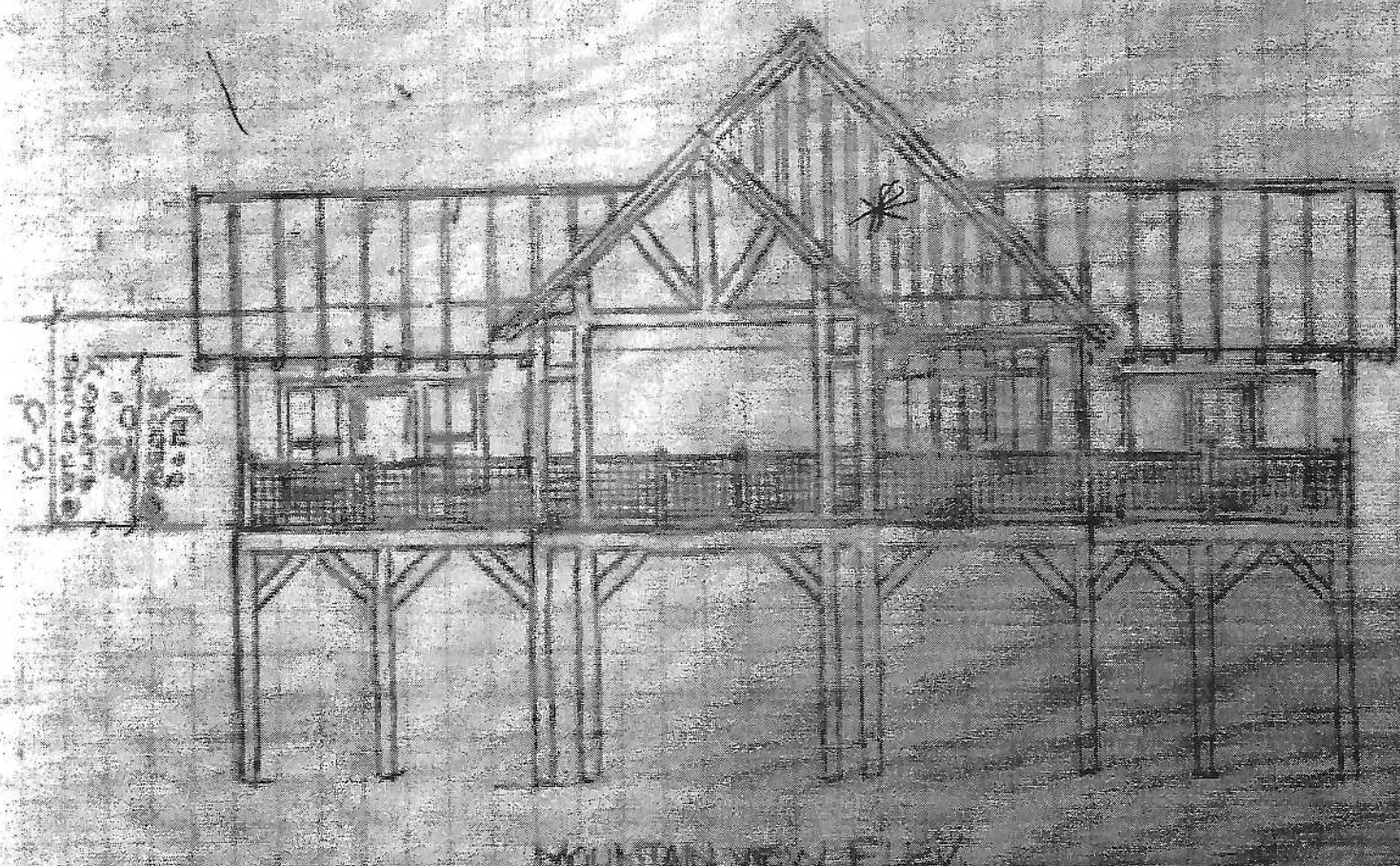
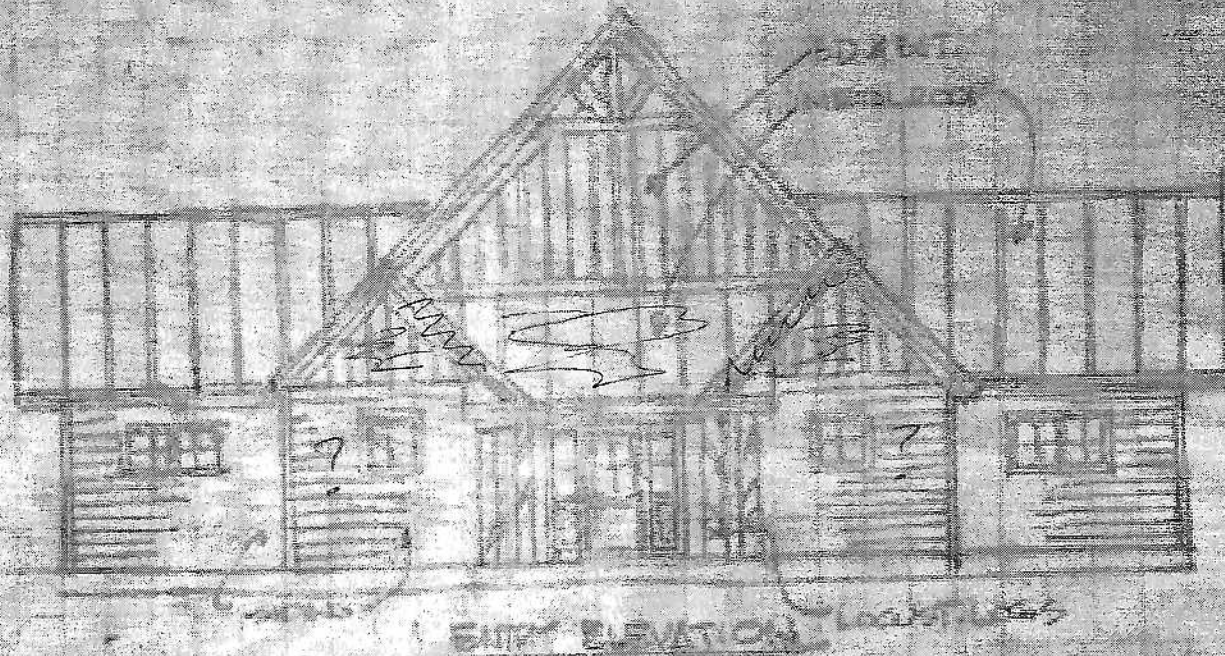








- ① Larger windows - as much glass on front as possible \* glass (except restroom windows) OK <sup>265</sup>
- ② 10x12? truss straight through from front to back OK

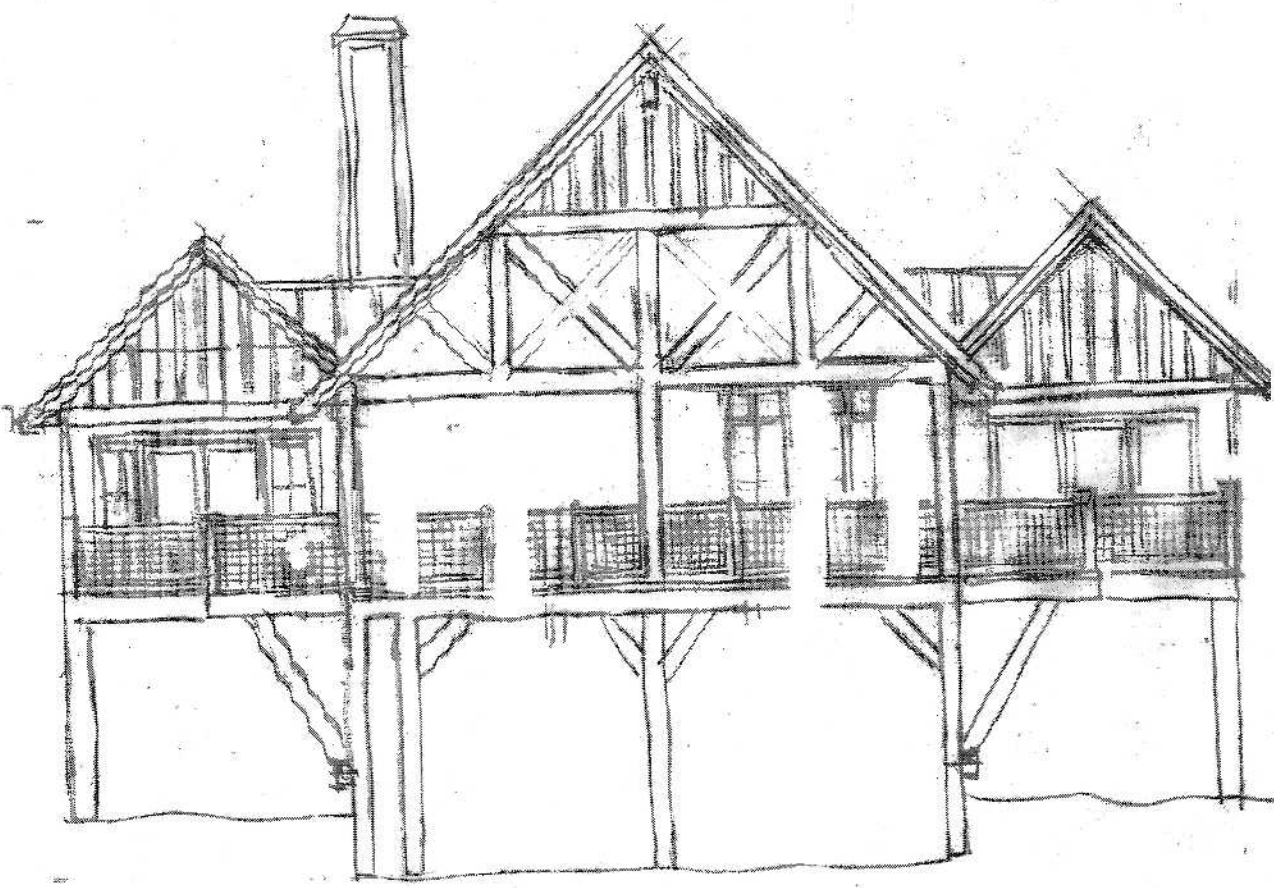






B.D. & B.E.T.  
M.F. & L. ROOF

SIDING ENTRY ELEVATION LOGSIT LOGS

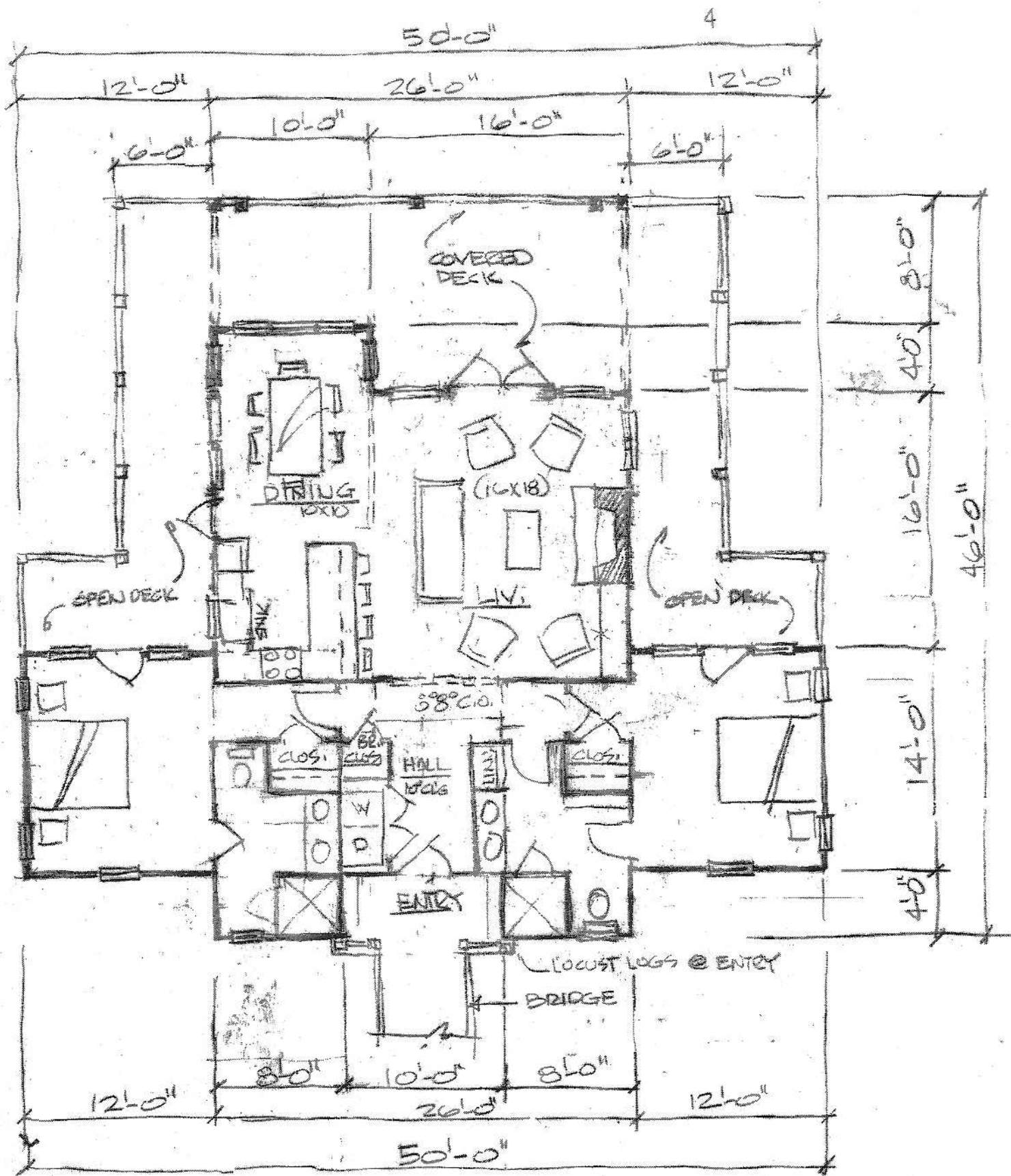


10'-0"  
10'-0" (CONCRETE  
SLAB)  
8'-0" (TRUSS  
HEIGHT)

MOUNTAIN VIEW ELEV.







# MAIN FLOOR PLAN

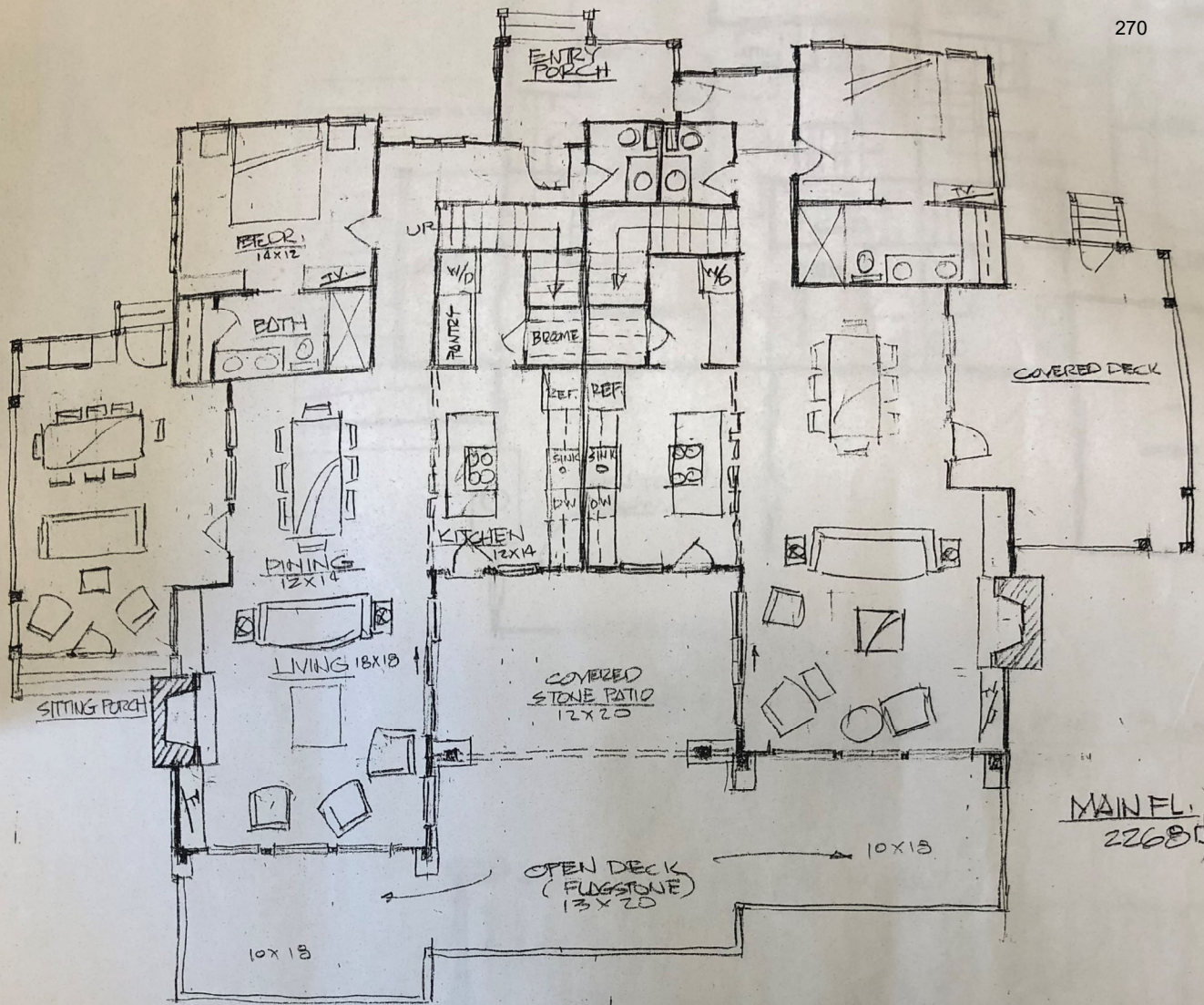
1220





TOTAL 3948 HT'D

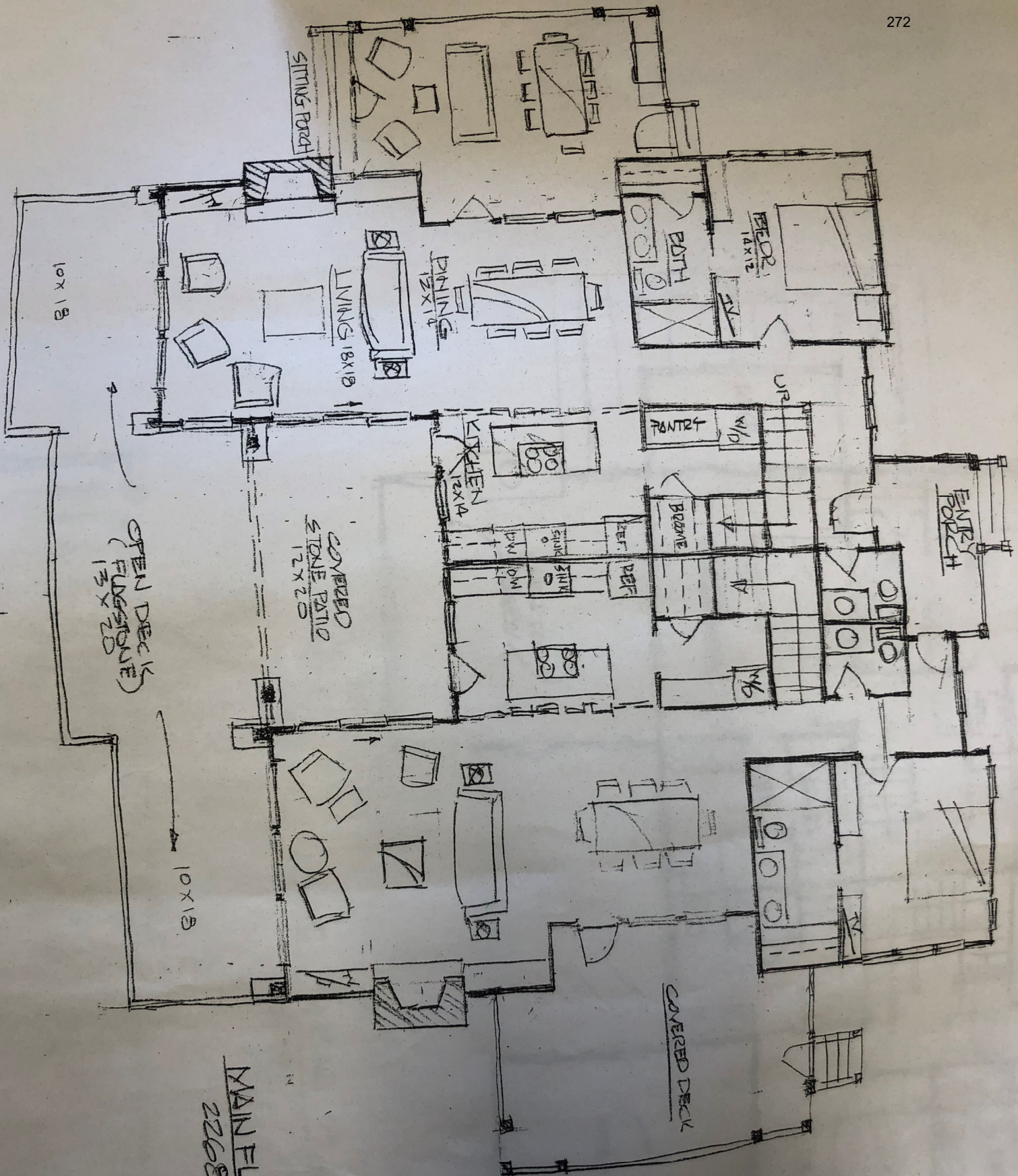






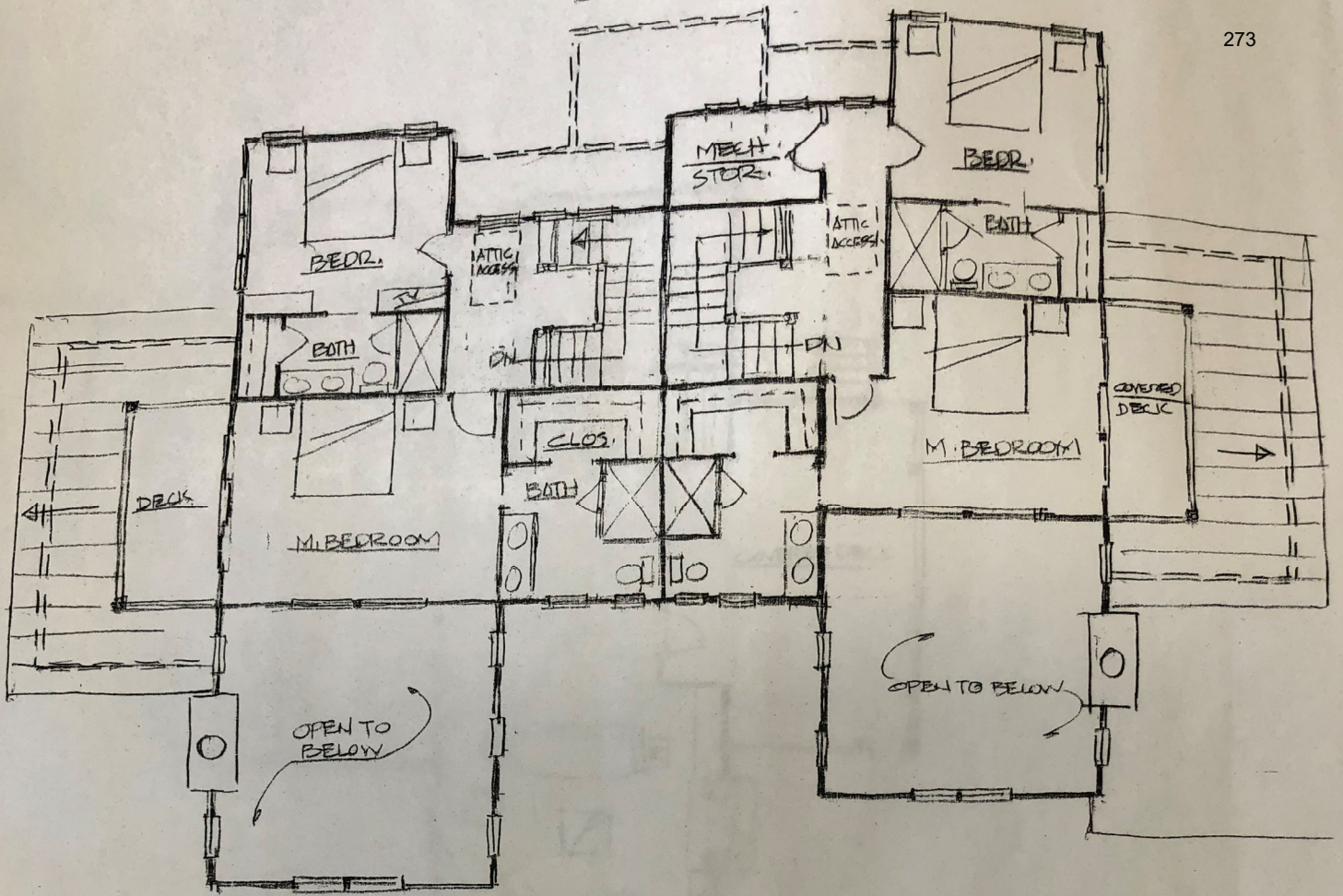






MAIN FL.  
22684





2ND FLOOR PLAN  
1680#



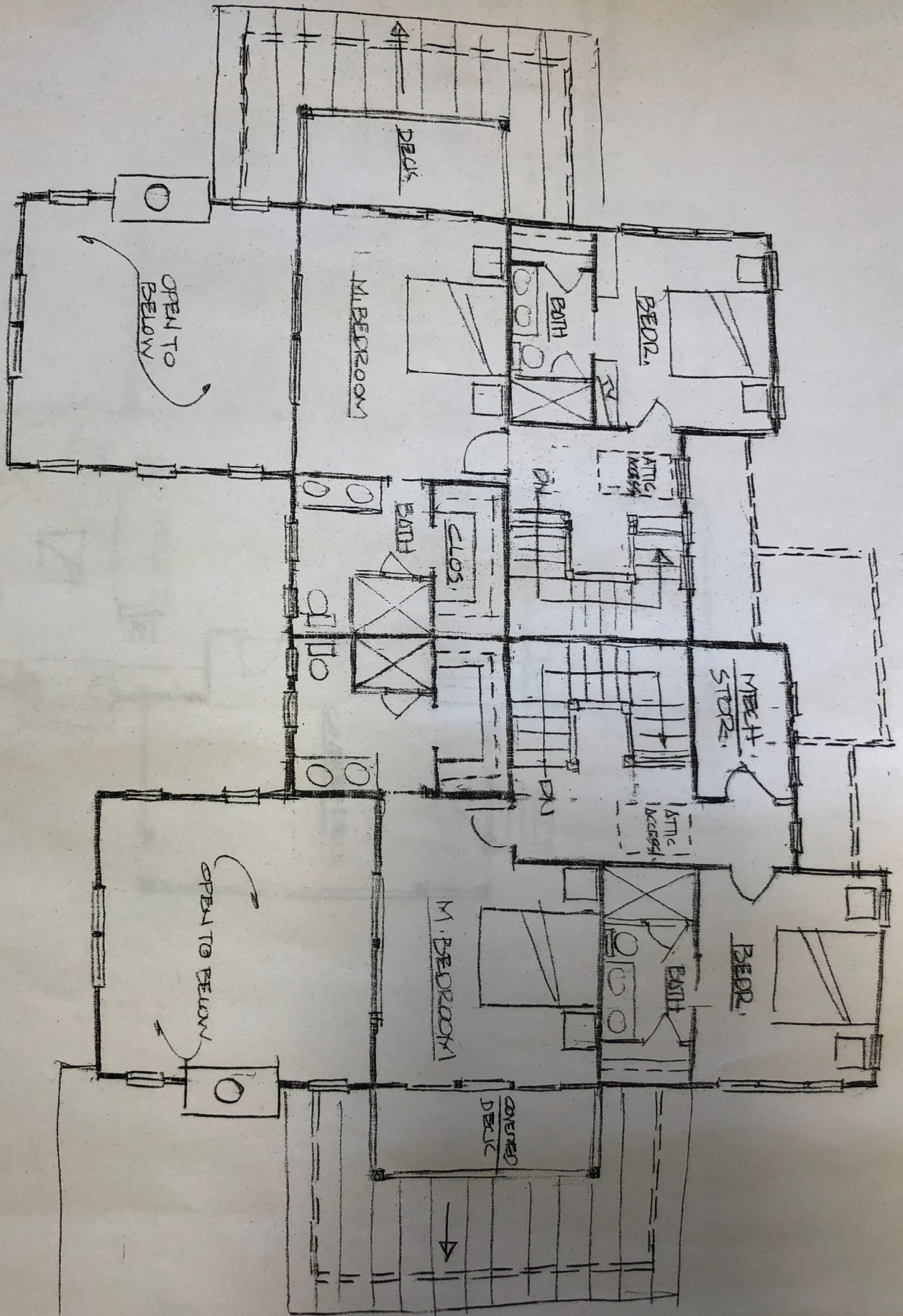
FRONT ELEVATION



FRONT ELEVATION

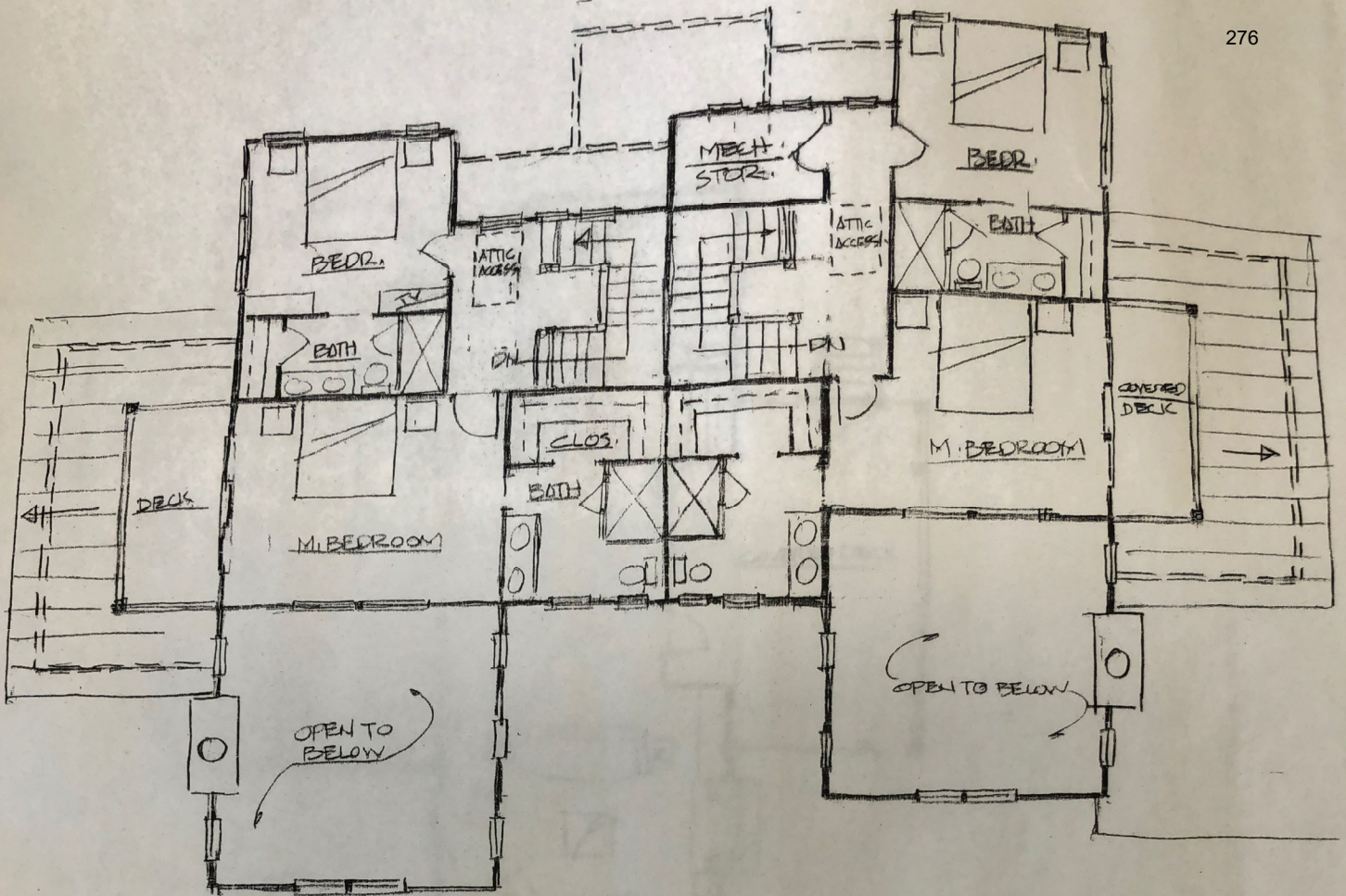






2ND FLOOR PLAN  
16804





2ND FLOOR PLAN  
16804



FRONT ELEVATION

| <b>SUPPORTING DOCUMENTATION - LOT 56</b> |             |
|--|-------------|
| DEED                                     | PP. 278-280 |
| PROPERTY TAX ASSESSMENT                  | P. 281      |
| SURVEY                                   | P. 282      |
| BUILDING DRAWINGS & FLOOR PLANS          | PP. 283-288 |



2

22<sup>278</sup> 2  
D.J. → S+B

RABUN COUNTY GEORGIA  
RECORDER OF DEEDS

AUG 14 AM 9:52

AUG 14, 2003  
BOOK W-24 PAGE 208-210  
*Geo. Jamal* CLERK

RABUN County, Georgia  
Real Estate Transfer Tax  
Paid \$ -0-  
Date AUGUST 14, 2003  
*Geo. Jamal*  
Clerk of Superior Court

After Recording Return to:  
Terri A. Herron, Esq.  
McKenna Long & Aldridge LLP  
Suite 5300; 303 Peachtree Street, N.E.  
Atlanta, Georgia 30308

STATE OF GEORGIA  
COUNTY OF RABUN

QUITCLAIM DEED

THIS INDENTURE is made as of July 15, 2003, between DAVID L. IRVIN, a resident of the State of Georgia (hereinafter referred to as "Grantor") and S&B IRVIN PROPERTIES, L.L.L.P., a Georgia limited liability limited partnership (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto Grantee all that tract or parcel of land lying and being in Land Lot 163 of the 13<sup>th</sup> Land District of Rabun County, Georgia, as more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD said described premises to Grantee, so that neither Grantor nor any entity or entities claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

2

279  
232

D.I. → 5+B

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

*[Signature]*

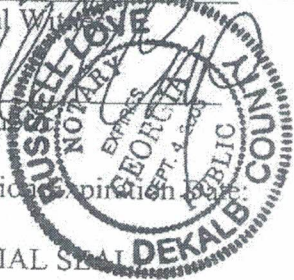
*[Signature]*

(SEAL)

Unofficial Witness

DAVID L. IRVIN

Notary Public



Commission Expires

(NOTARIAL SEAL)

9  
10  
11  
12

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 163 of the 13<sup>th</sup> Land District of Rabun County, Georgia, and being Lot 56 of Hickory Nut Mountain Estates consisting of .76 acre as shown upon that certain plat of survey prepared by T. Lamar Edwards, Georgia Registered Land Surveyor, No. 1837, dated June 20, 1985, revised November 11, 1991, and recorded in the office of the clerk of Rabun Superior Court in Plat Book 29, page 283. Said survey is incorporated herein by reference for a full and complete description of the above-described lands.

There is also conveyed a perpetual, non-exclusive easement for the use of the roads described in an easement executed by Johnny Irvin and Sherrell Jackson to R. Wayne Harris dated July 6, 1985, and recorded in the office of the clerk of Habersham Superior Court in Deed Book 207, page 394, and recorded in the office of the clerk of Rabun Superior Court in Deed Book U-9, pages 88-99. Said easement shall be an easement appurtenant to the property hereinabove described and shall inure to the benefit of the Grantee, its heirs, successors and assigns.



**Rabun County  
Board of Assessors  
19 Jo Dotson Circle, Suite 121  
Clayton, GA 30525  
(706) 782-5068**

*Heck Nut*

281

**Official Tax Matter - 2020 Tax Year**

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

**Annual Assessment Notice Date:**

**June 10, 2020**

**Last date to file a written appeal:**

**July 24, 2020**

\*\*\* This is not a tax bill - Do not send payment \*\*\*

County property records are available online at:  
[www.fabuncounty.ga.gov](http://www.fabuncounty.ga.gov)

**Official Tax Matter  
2020 Real Assessment**



\*\*\*\*\*AUTO\*\*5-DIGIT 30523 29 240

S B IRVIN PROPERTIES  
IRVIN FAMILY INVESTMANTS LLLP  
PO BOX 219  
TALLULAH FALLS, GA 30573-0219



**\*\*THIS IS NOT A BILL\*\***

**RETURN SERVICE REQUESTED**

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

For further information on the proper method of filing an appeal you may contact the county Board of Assessors which is located at 19 Jo Dotson Circle, Suite 121 - Clayton, GA 30525 and which may be contacted by telephone at: 706-782-5068. Your staff contacts are Mike Copeland Ext. #4 or Pam Speed Ext. #1.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

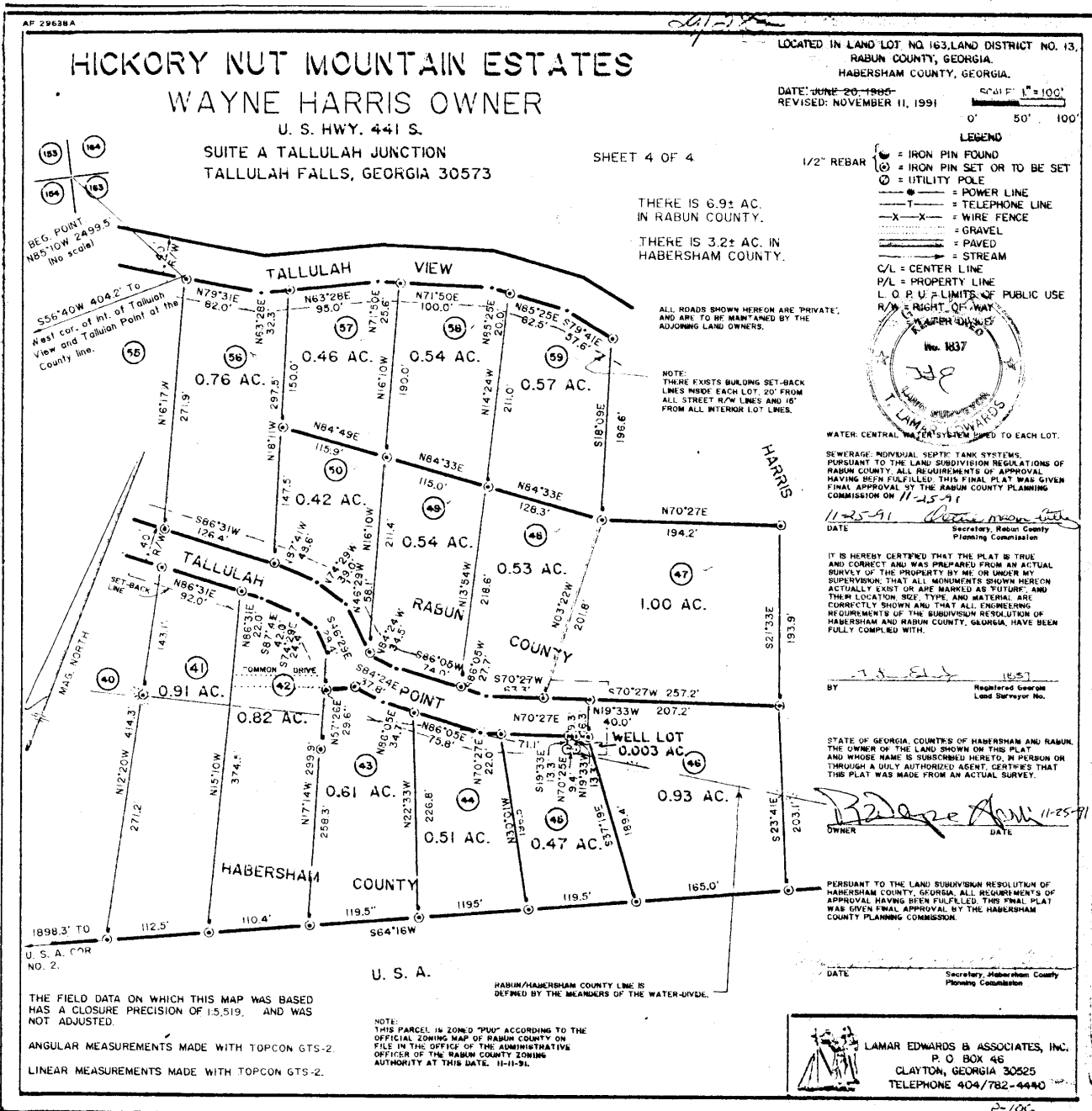
| Account Number                | Property ID Number      | Acreage                         | Tax Dist                       | Covenant Year            | Homestead |
|-------------------------------|-------------------------|---------------------------------|--------------------------------|--------------------------|-----------|
| 13581                         | 101A 007F               | 0.76                            | 05                             |                          |           |
| <b>Property Description</b>   | LL163 LD13 LOT 56       |                                 |                                |                          |           |
| <b>Property Address</b>       | 0                       |                                 |                                |                          |           |
|                               | Taxpayer Returned Value | Previous Year Fair Market Value | Current Year Fair Market Value | Current Year Other Value |           |
| 100% <b>Appraised Value</b>   | 0                       | 30,000                          | 30,000                         | 0                        |           |
| 40% <b>Assessed Value</b>     | 0                       | 12,000                          | 12,000                         | 0                        |           |
| Reasons for Assessment Notice |                         |                                 |                                |                          |           |

**Annual Notice of Assessment**

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

| Taxing Authority    | Other Exempt | Homestead Exempt | Net Taxable | Millage  | Estimated Tax |
|---------------------|--------------|------------------|-------------|----------|---------------|
| County Incorporated | 0            | 0                | 12,000      | 0.010083 | 121.00        |
| School              | 0            | 0                | 12,000      | 0.009450 | 113.40        |
| Tall. Falls City    | 0            | 0                | 12,000      | 0.005868 | 70.42         |

**Total Estimated Tax: \$304.82**



AP 29628A

# HICKORY NUT MOUNTAIN ESTATES

## WAYNE HARRIS OWNER

U. S. HWY. 441 S.

SUITE A TALLULAH JUNCTION  
TALLULAH FALLS, GEORGIA 30573

SHEET 4 OF 4

LOCATED IN LAND LOT NO. 163, LAND DISTRICT NO. 13,  
RABUN COUNTY, GEORGIA.  
HABERSHAM COUNTY, GEORGIA.

DATE: JUNE 20, 1988  
REVISED: NOVEMBER 11, 1991

SCALE: 1" = 100'  
0' 50' 100'

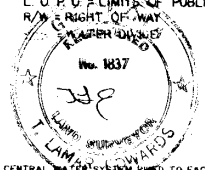
### LEGEND

- = IRON PIN FOUND
- ⊙ = IRON PIN SET OR TO BE SET
- ⊗ = UTILITY POLE
- = POWER LINE
- T— = TELEPHONE LINE
- X-X- = WIRE FENCE
- = GRAVEL
- = PAVED
- = STREAM
- C/L = CENTER LINE
- P/L = PROPERTY LINE
- L. O. P. U. = LIMITS OF PUBLIC USE
- R/W = RIGHT-OF-WAY

THERE IS 6.9± AC.  
IN RABUN COUNTY.  
  
THERE IS 3.2± AC. IN  
HABERSHAM COUNTY.

ALL ROADS SHOWN HEREON ARE PRIVATE,  
AND ARE TO BE MAINTAINED BY THE  
ADJOINING LAND OWNERS.

NOTE:  
THERE EXISTS BUILDING SET-BACK  
LINES INSIDE EACH LOT 20' FROM  
ALL STREET R/W LINES AND 15'  
FROM ALL INTERIOR LOT LINES.



WATER: CENTRAL WATER SYSTEM PIPED TO EACH LOT.  
  
SEWERAGE: INDIVIDUAL SEPTIC TANK SYSTEMS.  
PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF  
RABUN COUNTY, ALL REQUIREMENTS OF APPROVAL  
HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN  
FINAL APPROVAL BY THE RABUN COUNTY PLANNING  
COMMISSION ON 11-25-91

DATE: 11-25-91  
Secretary, Rabun County Planning Commission

IT IS HEREBY CERTIFIED THAT THE PLAT IS TRUE  
AND CORRECT AND WAS PREPARED FROM AN ACTUAL  
SURVEY OF THE PROPERTY BY ME OR UNDER MY  
SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON  
ACTUALLY EXIST OR ARE MARKED AS TELLERS, AND  
THAT THE LOCATION, SIZE, TYPE, AND MATERIAL ARE  
CORRECTLY SHOWN AND THAT ALL ENGINEERING  
REQUIREMENTS OF THE SUBDIVISION RESOLUTION OF  
HABERSHAM AND RABUN COUNTY, GEORGIA, HAVE BEEN  
FULLY COMPLIED WITH.

BY: [Signature]  
Registered Georgia Land Surveyor No. (657)

STATE OF GEORGIA, COUNTIES OF HABERSHAM AND RABUN,  
THE OWNER OF THE LAND SHOWN ON THIS PLAT  
AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR  
THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT  
THIS PLAT WAS MADE FROM AN ACTUAL SURVEY.

DATE: 11-25-91  
OWNER: [Signature]

PURSUANT TO THE LAND SUBDIVISION RESOLUTION OF  
HABERSHAM COUNTY, GEORGIA, ALL REQUIREMENTS OF  
APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT  
WAS GIVEN FINAL APPROVAL BY THE HABERSHAM  
COUNTY PLANNING COMMISSION.

DATE: [Signature]  
Secretary, Habersham County Planning Commission

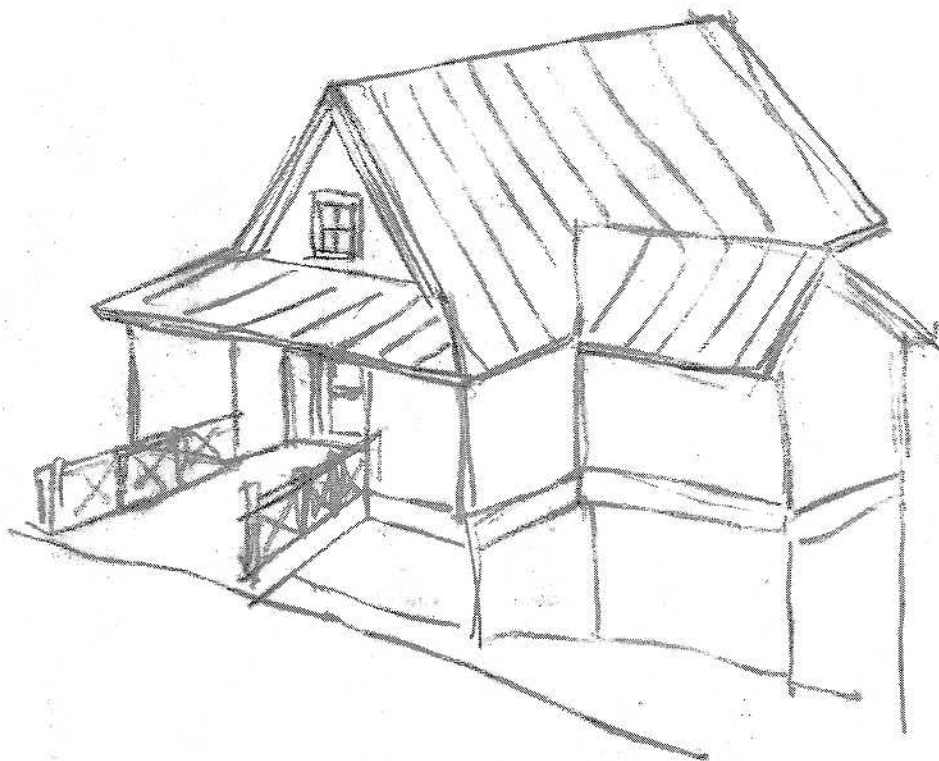
LAMAR EDWARDS & ASSOCIATES, INC.  
P. O. BOX 46  
CLAYTON, GEORGIA 30525  
TELEPHONE 404/782-4440

THE FIELD DATA ON WHICH THIS MAP WAS BASED  
HAS A CLOSURE PRECISION OF 1:5,519, AND WAS  
NOT ADJUSTED.  
  
ANGULAR MEASUREMENTS MADE WITH TOPCON GTS-2.  
  
LINEAR MEASUREMENTS MADE WITH TOPCON GTS-2.

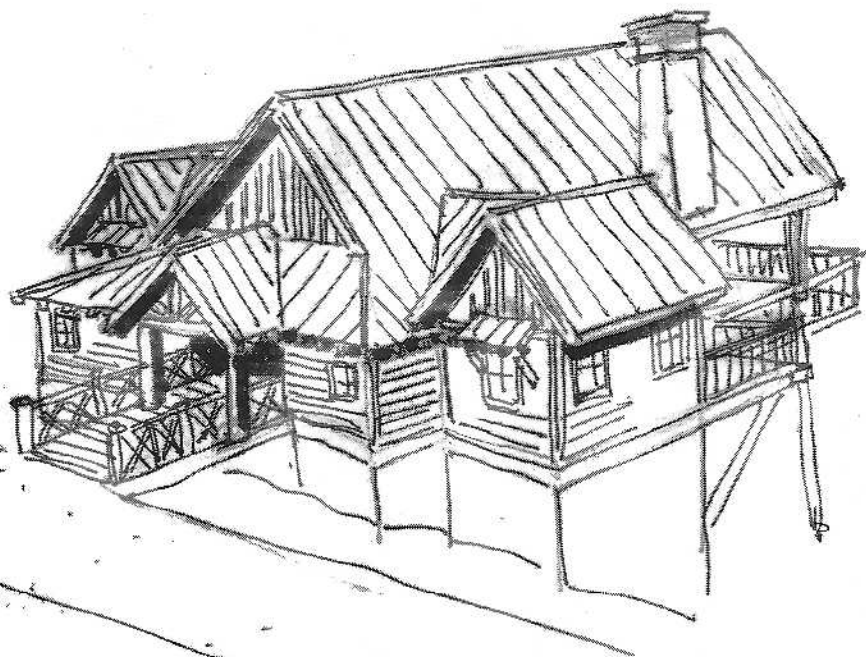
NOTE:  
THIS PARCEL IS ZONED "PUD" ACCORDING TO THE  
OFFICIAL ZONING MAP OF RABUN COUNTY ON  
FILE IN THE OFFICE OF THE ADMINISTRATIVE  
OFFICER OF THE RABUN COUNTY ZONING  
AUTHORITY AT THIS DATE, 11-11-91.

RABUN/HABERSHAM COUNTY LINE IS  
DEFINED BY THE MEANDERS OF THE WATER-DIVIDE.

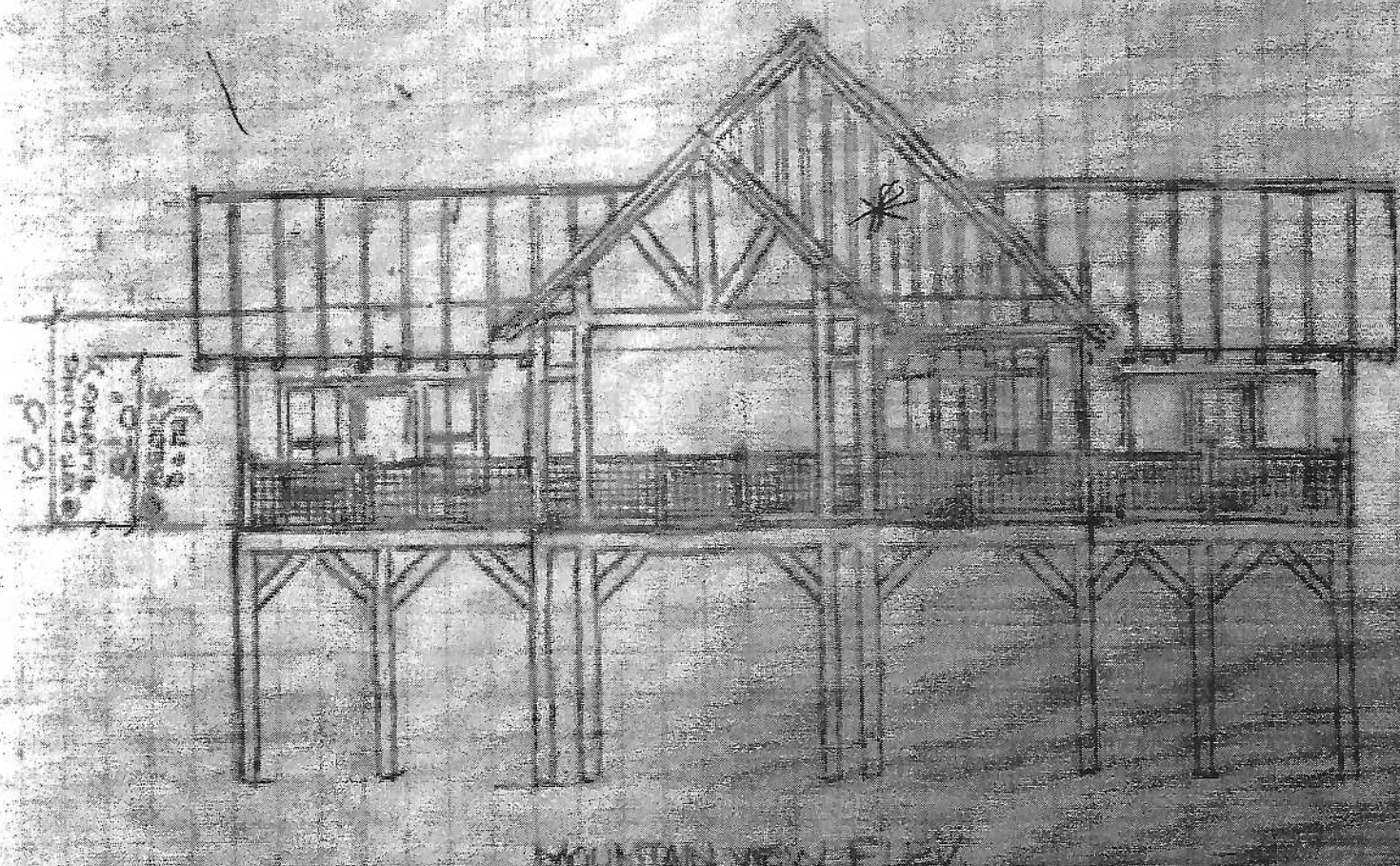
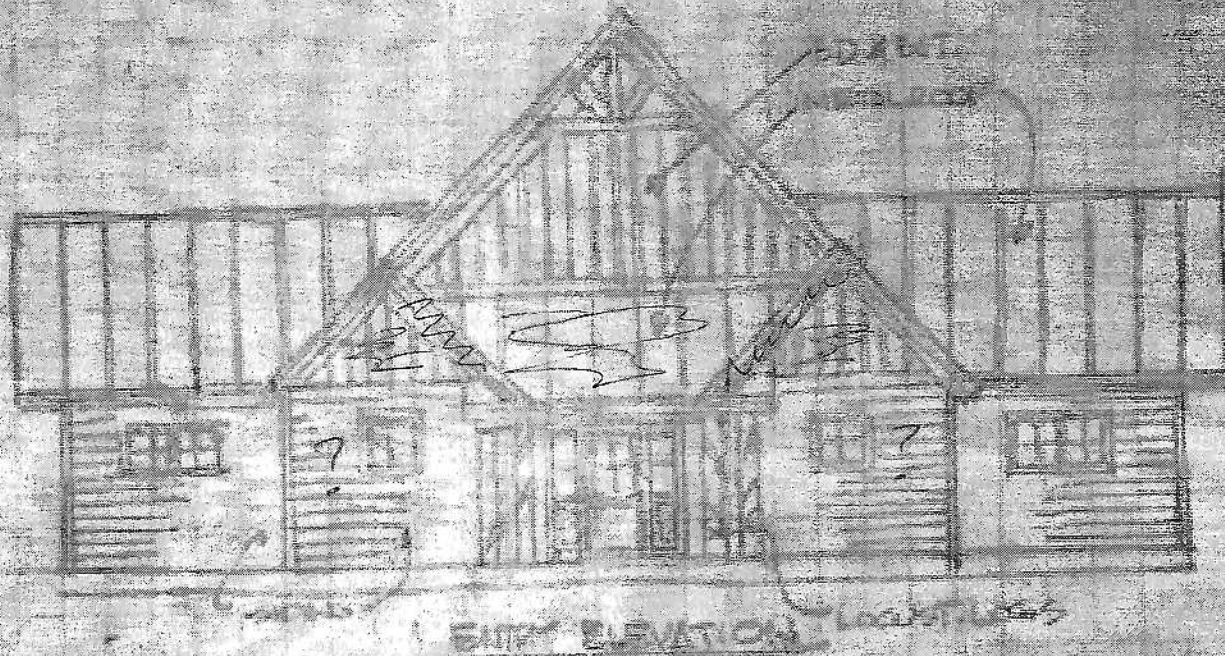
Recorded this the 27th Day of November, 1991. Jane English, Dep. Clerk, S.C.





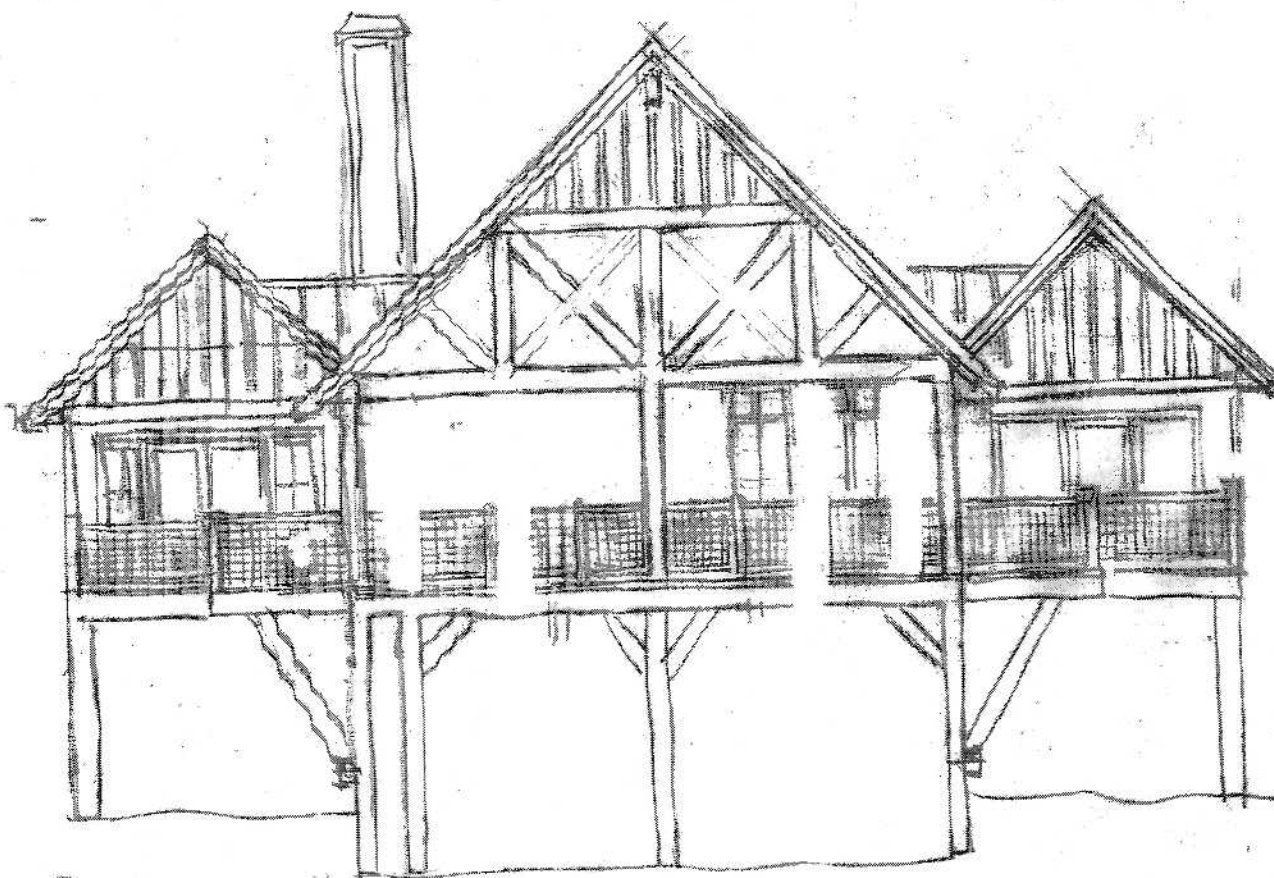


- ① Larger windows - as much glass on front as possible \* glass (except restroom windows) OK <sup>285</sup>
- ② 10x12? truss straight through from front to back OK





SIDING ENTRY ELEVATION LOGS

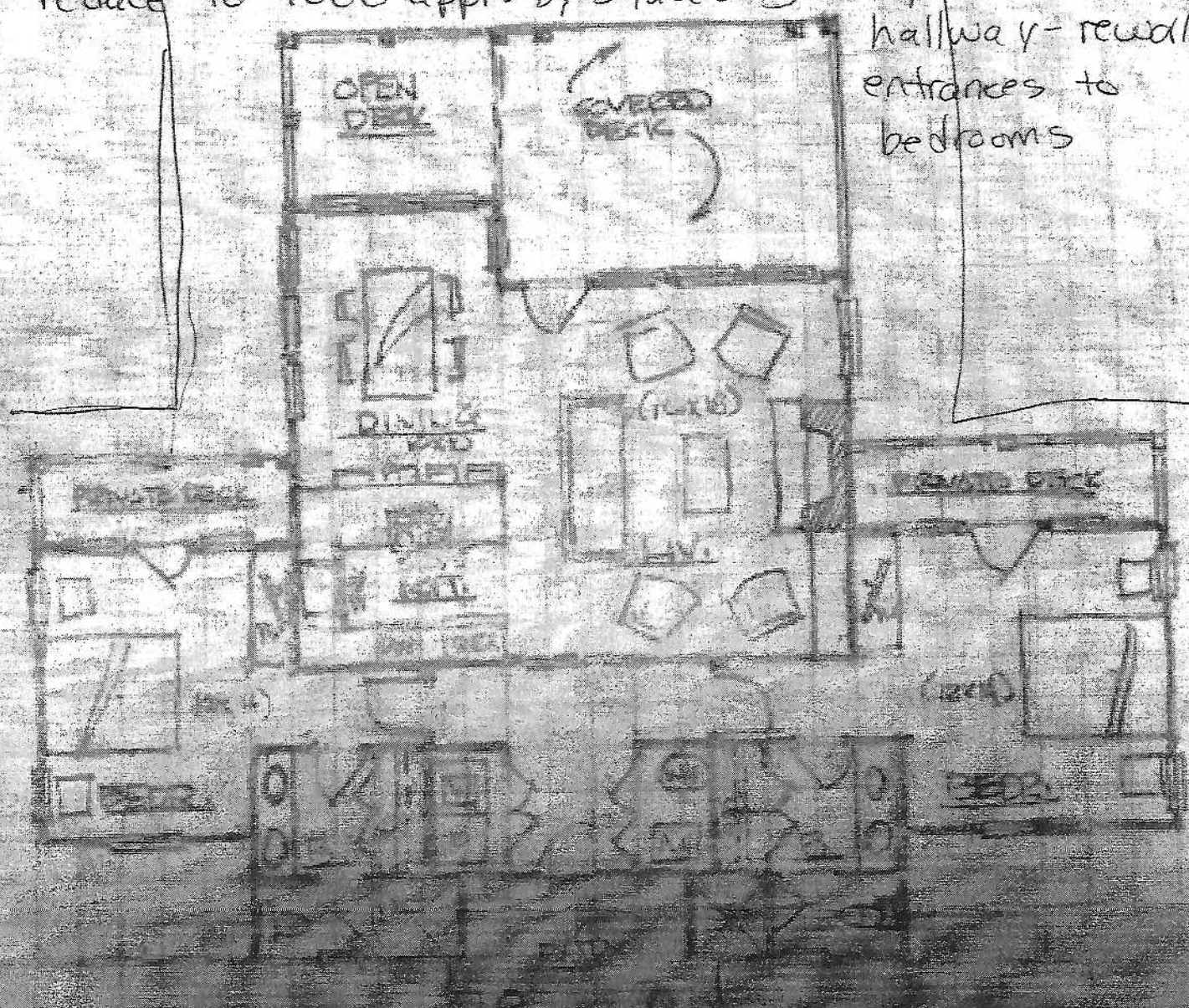


10'-0"  
PORCH  
ELEVATION  
8'-0"  
Porch  
(10'-0")

MOUNTAIN VIEW ELEV.

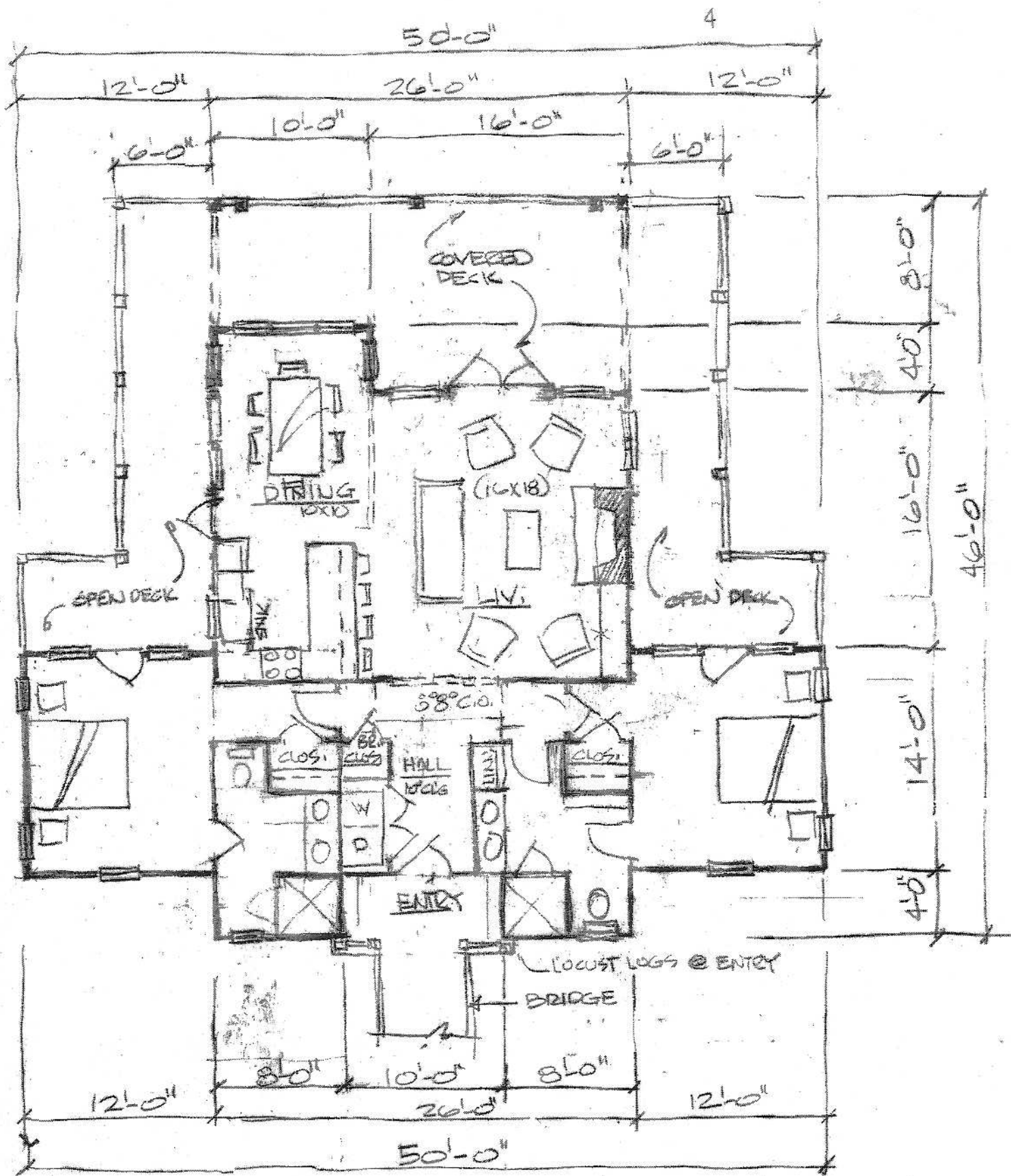


- ① Wrap deck around front instead of separate decks - no roof!
- ② Loft?
- ③ WH in crawl space
- ④ SF reduce to 1000 app. by squeezing entry & eliminate hallway - rework entrances to bedrooms



eliminate hallway - rework entrances to bedrooms

MATR... (1204)



# MAIN FLOOR PLAN

1220