

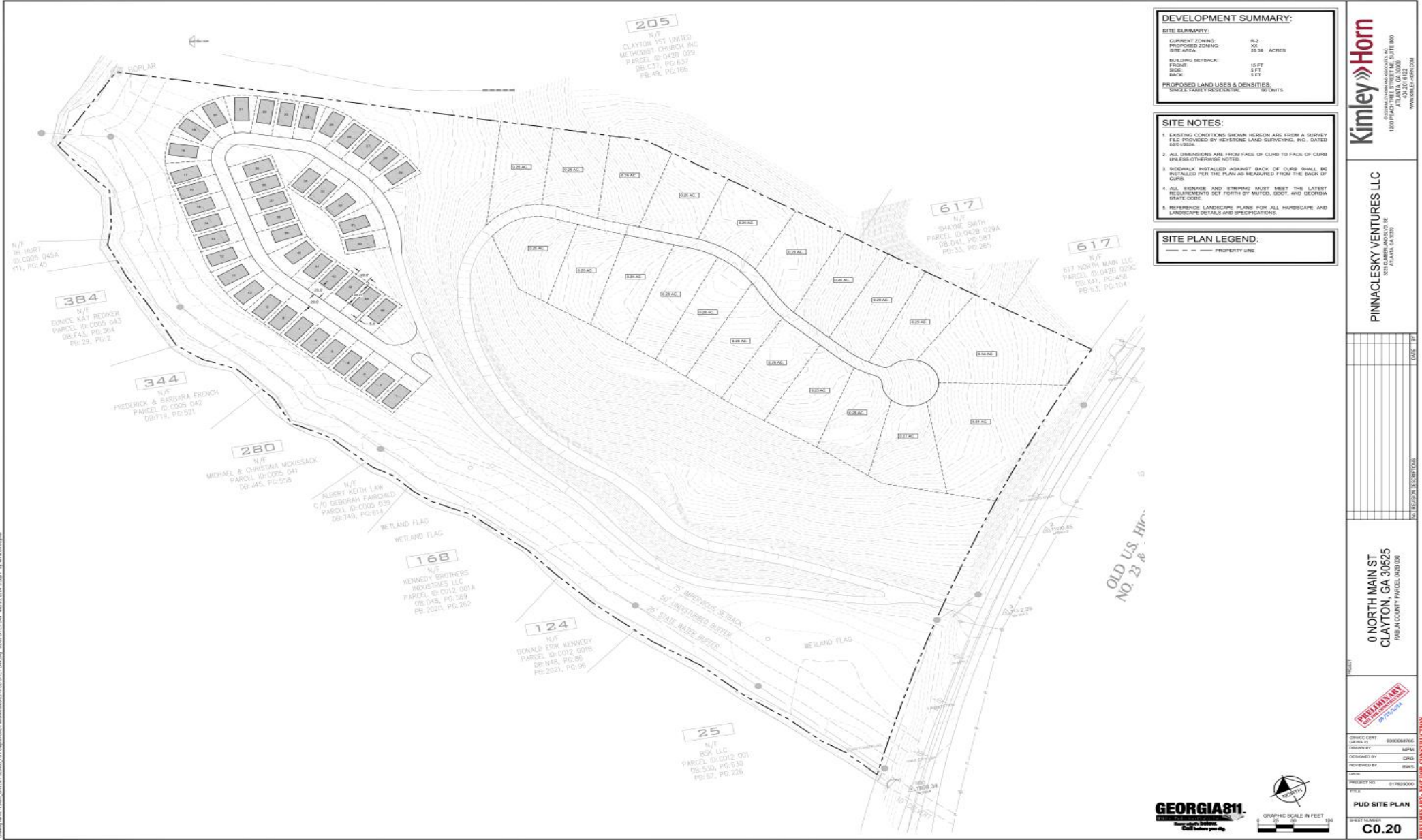
Executive Summary

- Clayton is a thriving mountain community with a number of new residents moving to live in the pristine and quiet North Georgia mountains.
- Tallulah Gorge is on the outskirts of the town with majestic views of the famous river gorge.
- Lake Burton and Lake Rabun are also a short drive from the area.
- The proposed site plan features 21 single family homes on the ridge overlooking the area and 45 cottage/cluster homes – potential build to rent section of the tract.
- Rough graded roads are already in place for the development.
- The city is pro development with the fact that they will fund a TAD to help develop the site with roundabouts, crosswalks, sidewalks and antique fashioned street-lamps.

North Main Street

- Parcel IDs: 042B 030
- 20 acres
- 22,300 ADT on Hwy 441
- Proposed Site Plan: 21 single family lots – 45 cottage home lots
- All Utilities are available
- Zone R2 – (6 units to the acre) – City of Clayton
- Offering Price: \$3,000,000

Proposed Site Plan



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	R-2
PROPOSED ZONING:	OX
SITE AREA:	29.38 ACRES
BUILDING SETBACK:	
FRONT:	15 FT
SIDE:	5 FT
BACK:	5 FT

PROPOSED LAND USES & DENSITIES:
SINGLE FAMILY RESIDENTIAL: 80 UNITS

SITE NOTES:

- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY KEYSTONE LAND SURVEYING, INC., DATED 8/20/14.
- ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SEWER/MA installed AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
- ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GOOT, AND GEORGIA STATE CODE.
- REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE PLAN LEGEND:
- - - - - PROPERTY LINE

Kimley»Horn
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
1200 PEACHTREE STREET, N.E. SUITE 800
ATLANTA, GA 30309
PH: 404.259.9122
WWW.KIMLEY-HORN.COM

PINNACLESKY VENTURES LLC
100 LAURELWOOD DR.
ATLANTA, GA 30329

DATE:	08/14/2014
BY:	WJH
DESCRIPTION:	PROPOSED SITE PLAN

0 NORTH MAIN ST
CLAYTON, GA 30525
PULASKI COUNTY PARCEL 008 000

PREPARED BY:
WJH

DESIGNED BY:
WJH

CHECKED BY:
WJH

DATE:
08/14/2014

PROJECT NO.:
817820000

PUD SITE PLAN

SHEET NUMBER
C0.20

GEORGIA811
811 Service
Call before you dig

GRAPHIC SCALE IN FEET
0 25 50 100

PRELIMINARY - NOT FOR CONSTRUCTION

Drawn by: WJH
Checked by: WJH
Date: 08/14/2014
Project: 817820000
Sheet: C0.20 of 20
Title: PROPOSED SITE PLAN

Topography Map

GENERAL NOTES:
 1. This acceptance per title commitment package from First American Title Insurance Company, File No. 22-164 PG 03.
 2. This plot is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3. Underground utilities shown on this survey are those of record or those shown on utility maps and public records. Underground utilities not shown herein may exist. The Surveyor does not take responsibility for absence or presence of any such utilities shown or not shown.
 4. This Plot has been prepared for the exclusive use of the parcel(s) or entities named herein.



THIS JOB REFERRED FOR THE CLERK OF THE SUPERIOR COURT
 CITY OF CLAYTON
 ZONING: R-2
 MINIMUM FRONT SETBACK - 40' EXTERIOR AND COLLECTION STREETS, 25' OTHER STREETS
 MINIMUM SIDE SETBACK - 5'
 MINIMUM REAR SETBACK - 15'
 FIELD DATA
 DATE OF FIELD SURVEY 1-10-24
 THE CALCULATED POSITIONAL TOLERANCE BASED ON REQUIRING LINEAR MEASUREMENTS OF RECORDED POSITIONS AND FOUND TO BE 0.31 FEET.
 EQUIPMENT
 LEICHTHM TOTAL STATION AND NETWORK GPS
 IN SURVEYING
 60 MINUTE TIME AND NEW RTK DATA
 TOTAL AREA: 861,211 SQ FT, 20,388 AC
 CALCULATED PLAT CLOSED: 1 FOOT IN 76,000 FEET
 SURVEY DATA:
 TYPE OF SURVEY: ALTIMETRIC
 SOURCE OF FIELD DESCRIPTION FOR SUBJECT PROPERTY: 2014 PG 03
 PROPERTY OWNER AT TIME OF SURVEY: 2014 PG 03
 PARCEL NUMBER(S): 030
 REFERENCE: DEED BOOK 149 PG 363
 FLOOD HAZARD NOTE: A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS DESIGNATED BY FIRM MAP OF FLEMING COUNTY, GEORGIA 130420002E EFFECTIVE DATE: SEPTEMBER 17, 2010

Line #	Length	Direction
L1	56.85	N326°30'05"W
L2	44.71	N48°37'40"W
L3	50.09	N31°56'19"W
L4	75.77	N48°06'45"W
L5	81.06	N39°06'37"W
L6	79.31	N42°30'51"W
L7	102.65	N41°09'53"W
L8	74.44	N37°27'30"W
L9	82.12	N33°05'47"W
L10	102.46	N41°44'21"W
L11	58.30	N57°31'19"W
L12	30.80	N42°30'35"W
L13	42.79	N36°50'14"W
L14	30.19	N52°46'41"W
L15	78.03	N38°47'52"W
L16	26.41	N53°10'47"W
L17	35.10	N56°38'35"W
L18	50.31	N20°46'17"W
L19	73.15	N34°26'30"W
L20	50.34	N40°53'41"W

Line #	Length	Direction
L21	44.27	N46°19'31"W
L22	76.34	N18°56'31"W
L23	63.72	N21°11'21"W
L24	59.72	N07°43'49"W
L25	33.98	N20°11'39"E
L26	65.32	N08°04'33"E
L27	58.69	N34°09'19"W
L28	48.30	N33°06'22"W

SCHEDULE B

RECORDING INFORMATION

1. This is a plat of a subdivision of an existing parcel or parcels of land and does not subdivide or create a new parcel or parcels or make any change to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel, or parcels, are stated herein. REGISTRATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION'S COMPLIANCE WITH LOCAL RESOLUTIONS OR REQUIREMENTS OR LIABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT CONFORMS 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 18-6-61.

2. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALLIANCE LAND TITLE SURVEYS, CIVILLY PREPARED AND ADAPTED BY ALTA AND NPS, AND REVISED EDITION 1-1, 2021, & 1-14, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

DATE OF PLAT OR MAP: 2-21-24
 2-21-24
 PREPARED BY: [Signature]



OLD US HIGHWAY
 NO. 28 & 34 (RD 6 & W)

KEYSTONE LAND SURVEYING, INC.
 382 WEST OREGAN STREET
 LAWRENCEVILLE, GEORGIA 30046
 770.545.8700
 www.keystonelandsurveying.com

CLIENT: JANE PACE
 DATE: 2-1-2024
 JOB NUMBER: 2024-2053

2-21-2024

ALTA/NPS LAND TITLE SURVEY FOR
 RABUN COUNTY PARCEL # 0428 030
 LAND LOTS 21 & 26, 2ND DISTRICT
 CITY OF CLAYTON, RABUN COUNTY, GEORGIA 30225

REGISTRATION

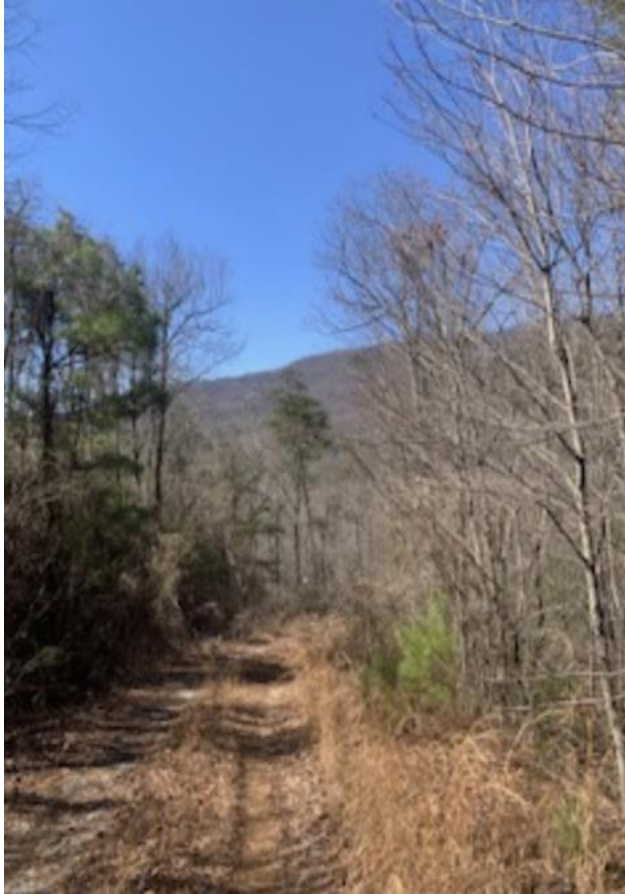
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2
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Property Photographs



Rough Graded Roads in Place

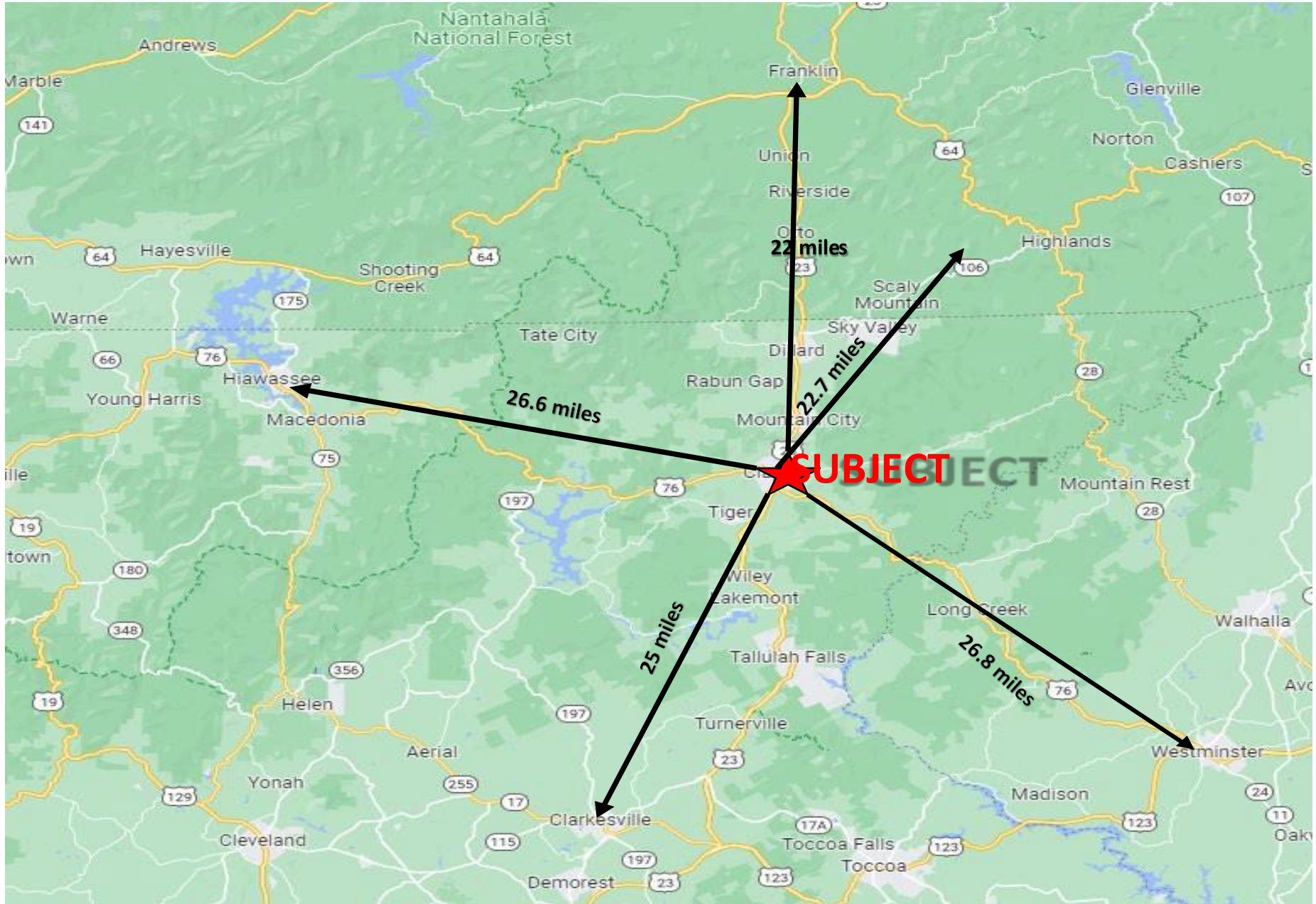
Property Photographs



Beautiful Homesite views of the Mountains



Distance Map





Demographic and Income Profile

N Main St, Clayton, Georgia, 30525
Ring: 3 mile radius

Prepared by Esri
Latitude: 34.87849
Longitude: -83.40088

Summary	Census 2010	Census 2020	2024	2029
Population	5,983	6,052	6,257	6,360
Households	2,476	2,638	2,739	2,802
Families	1,603	1,631	1,650	1,676
Average Household Size	2.37	2.28	2.27	2.26
Owner Occupied Housing Units	1,672	1,774	1,936	2,031
Renter Occupied Housing Units	804	864	803	771
Median Age	42.6	45.9	46.3	46.9
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.33%	0.61%	0.38%	
Households	0.46%	0.86%	0.64%	
Families	0.31%	0.75%	0.56%	
Owner HHs	0.96%	1.32%	0.97%	
Median Household Income	2.51%	3.20%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	275	10.0%	229	8.2%
\$15,000 - \$24,999	202	7.4%	178	6.4%
\$25,000 - \$34,999	279	10.2%	248	8.9%
\$35,000 - \$49,999	253	9.2%	227	8.1%
\$50,000 - \$74,999	565	20.6%	569	20.3%
\$75,000 - \$99,999	399	14.6%	450	16.1%
\$100,000 - \$149,999	278	10.1%	315	11.2%
\$150,000 - \$199,999	215	7.8%	270	9.6%
\$200,000+	274	10.0%	317	11.3%



Demographic and Income Profile

N Main St, Clayton, Georgia, 30525
Ring: 5 mile radius

Prepared by Esri
Latitude: 34.87849
Longitude: -83.40088

Summary	Census 2010	Census 2020	2024	2029
Population	9,166	9,429	9,808	9,998
Households	3,773	4,061	4,223	4,321
Families	2,481	2,556	2,590	2,630
Average Household Size	2.39	2.31	2.30	2.29
Owner Occupied Housing Units	2,686	2,861	3,110	3,249
Renter Occupied Housing Units	1,087	1,200	1,113	1,071
Median Age	43.8	47.4	48.0	48.1
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.38%	0.61%	0.38%	
Households	0.46%	0.86%	0.64%	
Families	0.31%	0.75%	0.56%	
Owner HHs	0.88%	1.32%	0.97%	
Median Household Income	2.68%	3.20%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	387	9.2%	322	7.5%
\$15,000 - \$24,999	324	7.7%	284	6.6%
\$25,000 - \$34,999	422	10.0%	377	8.7%
\$35,000 - \$49,999	378	9.0%	335	7.8%
\$50,000 - \$74,999	837	19.8%	838	19.4%
\$75,000 - \$99,999	644	15.2%	711	16.5%
\$100,000 - \$149,999	442	10.5%	499	11.5%
\$150,000 - \$199,999	297	7.0%	380	8.8%
\$200,000+	492	11.7%	575	13.3%



Demographic and Income Profile

N Main St, Clayton, Georgia, 30525
Ring: 7 mile radius

Prepared by Esri
Latitude: 34.87849
Longitude: -83.40088

Summary	Census 2010	Census 2020	2024	2029
Population	12,203	12,610	13,095	13,360
Households	4,946	5,341	5,564	5,698
Families	3,282	3,424	3,480	3,537
Average Household Size	2.41	2.34	2.32	2.31
Owner Occupied Housing Units	3,601	3,883	4,213	4,395
Renter Occupied Housing Units	1,345	1,458	1,351	1,302
Median Age	44.2	48.0	48.7	48.6

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.40%	0.61%	0.38%
Households	0.48%	0.86%	0.64%
Families	0.33%	0.75%	0.56%
Owner HHs	0.85%	1.32%	0.97%
Median Household Income	2.70%	3.20%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	543	9.8%	452	7.9%
\$15,000 - \$24,999	406	7.3%	359	6.3%
\$25,000 - \$34,999	594	10.7%	538	9.4%
\$35,000 - \$49,999	478	8.6%	426	7.5%
\$50,000 - \$74,999	1,036	18.6%	1,030	18.1%
\$75,000 - \$99,999	877	15.8%	958	16.8%
\$100,000 - \$149,999	633	11.4%	719	12.6%
\$150,000 - \$199,999	394	7.1%	513	9.0%
\$200,000+	601	10.8%	703	12.3%



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