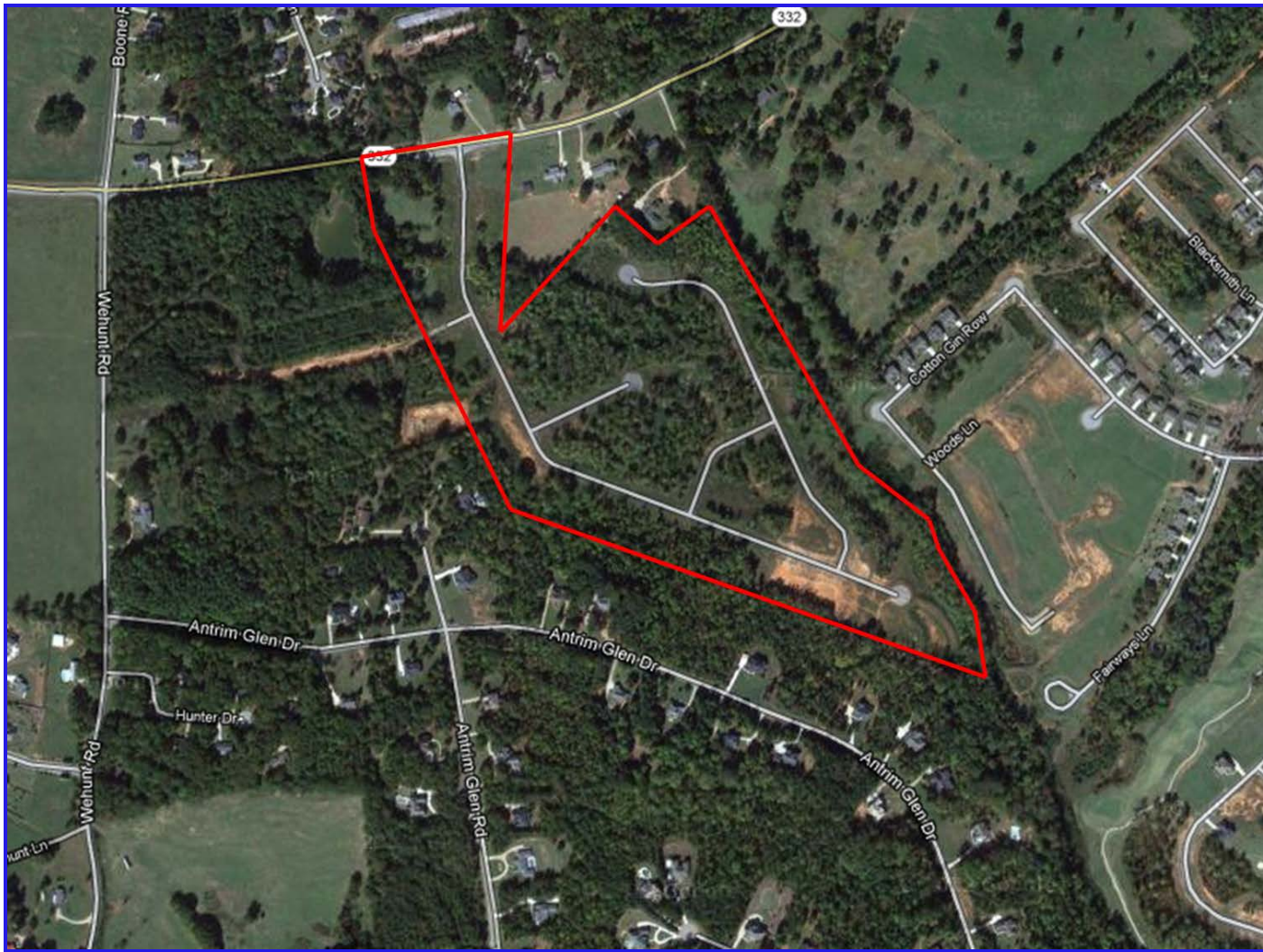


**86 Residential Lots  
Adjoins Traditions of Braselton  
Jackson County, GA 30548**



**86 Residential Lots on 52.91 Acres  
\$35,000 per Lot**

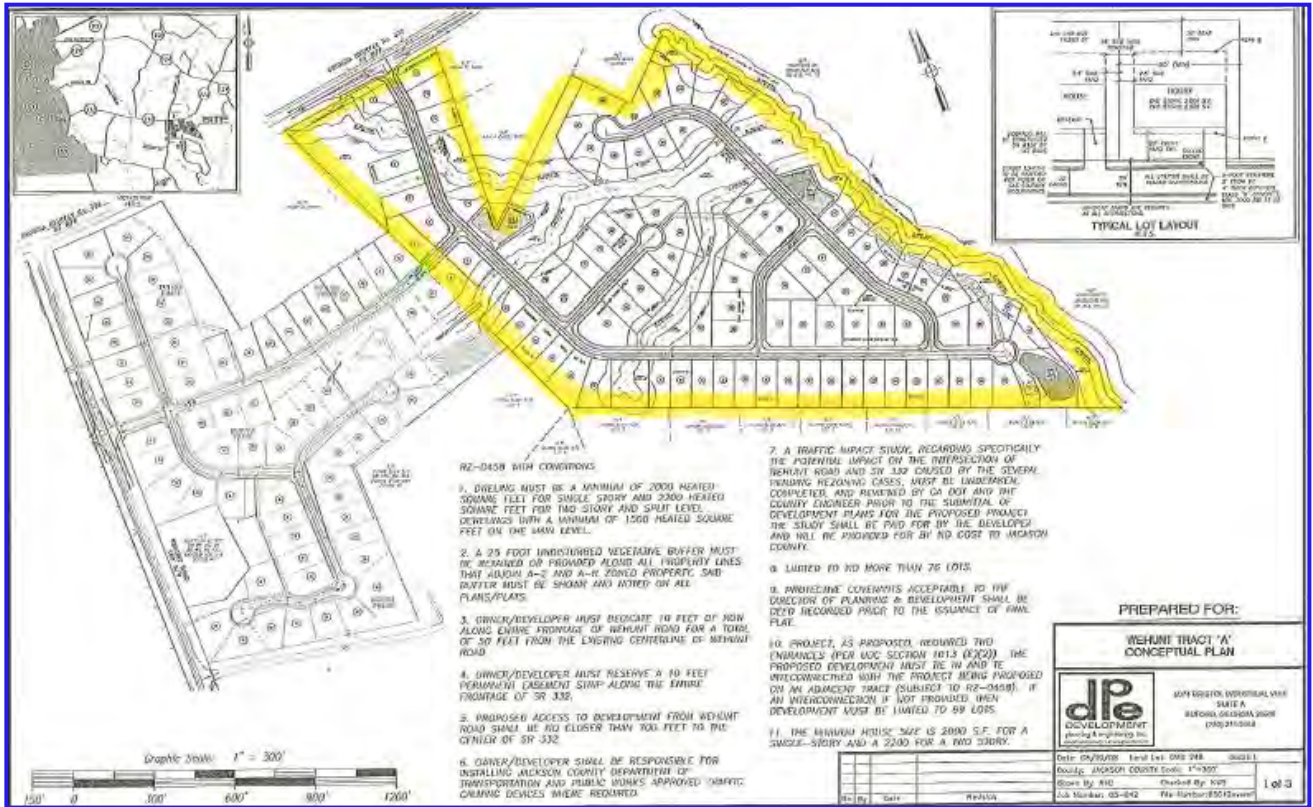


Mark Moore  
404.886.0552

[mark@southernrealtycompany.com](mailto:mark@southernrealtycompany.com)  
[www.southernrealtycompany.com](http://www.southernrealtycompany.com)

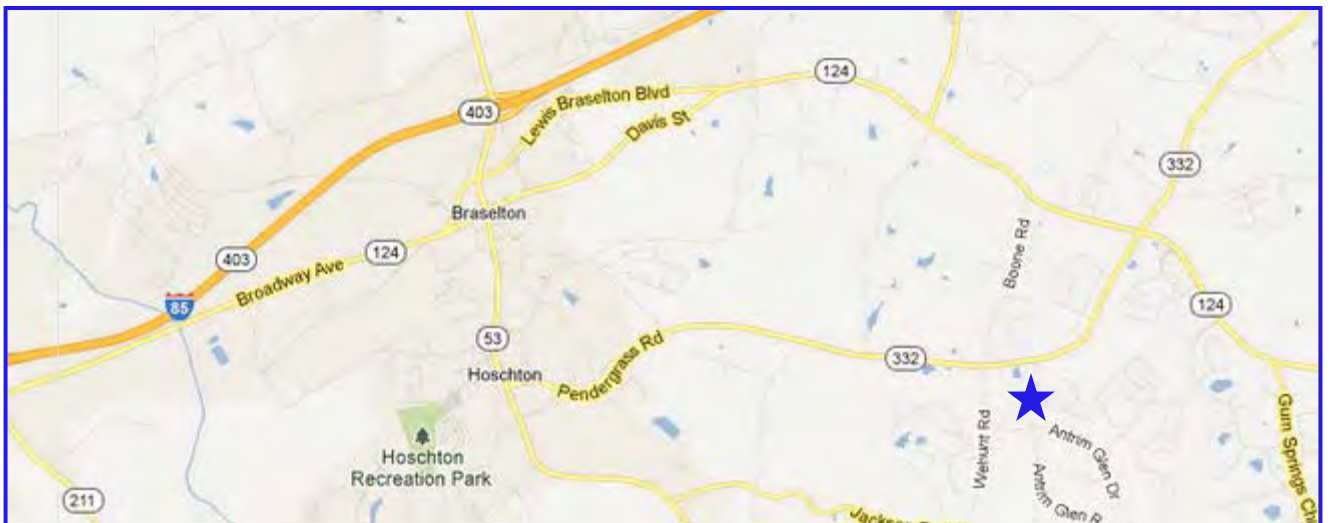
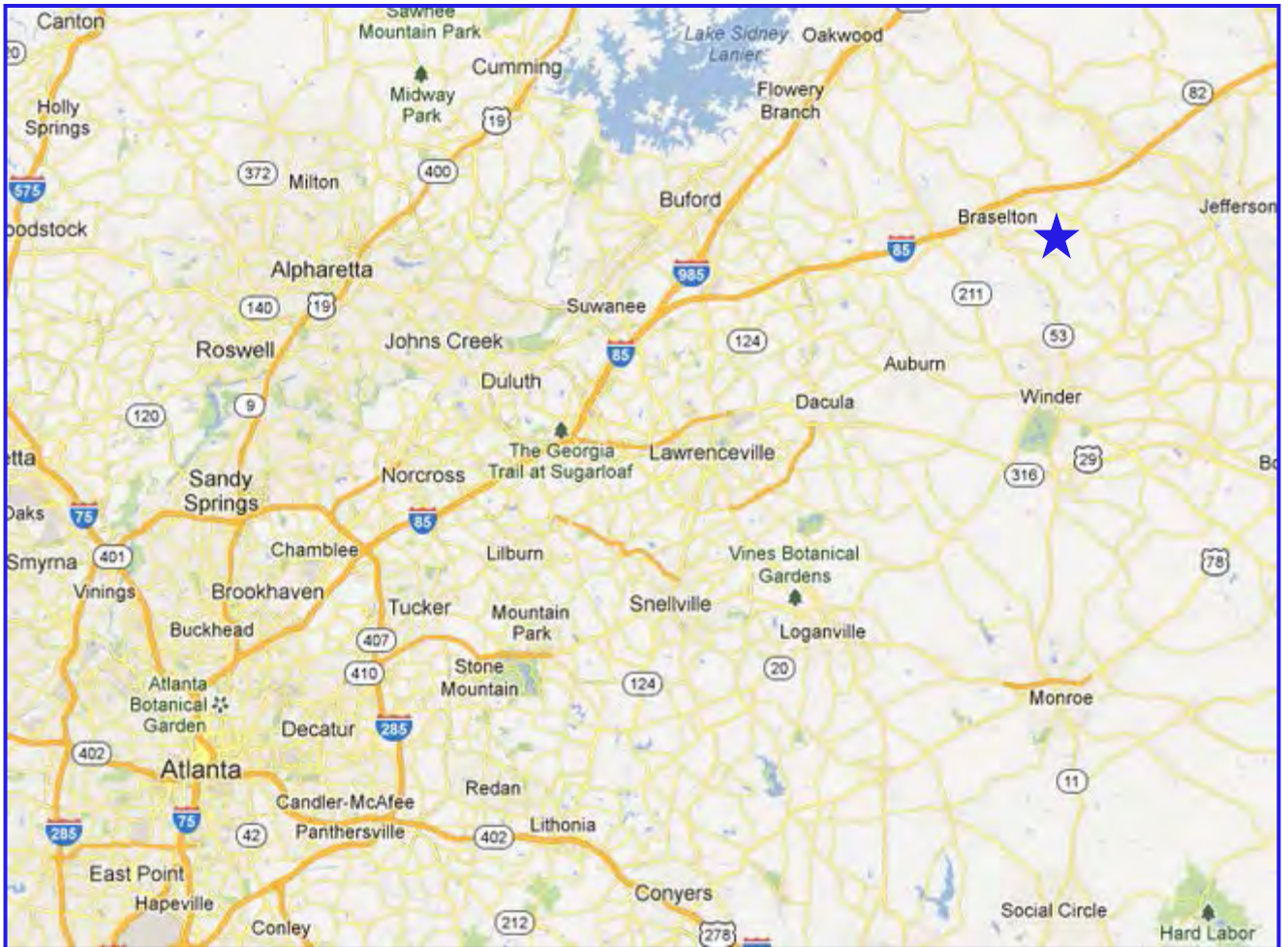


# Property Overview



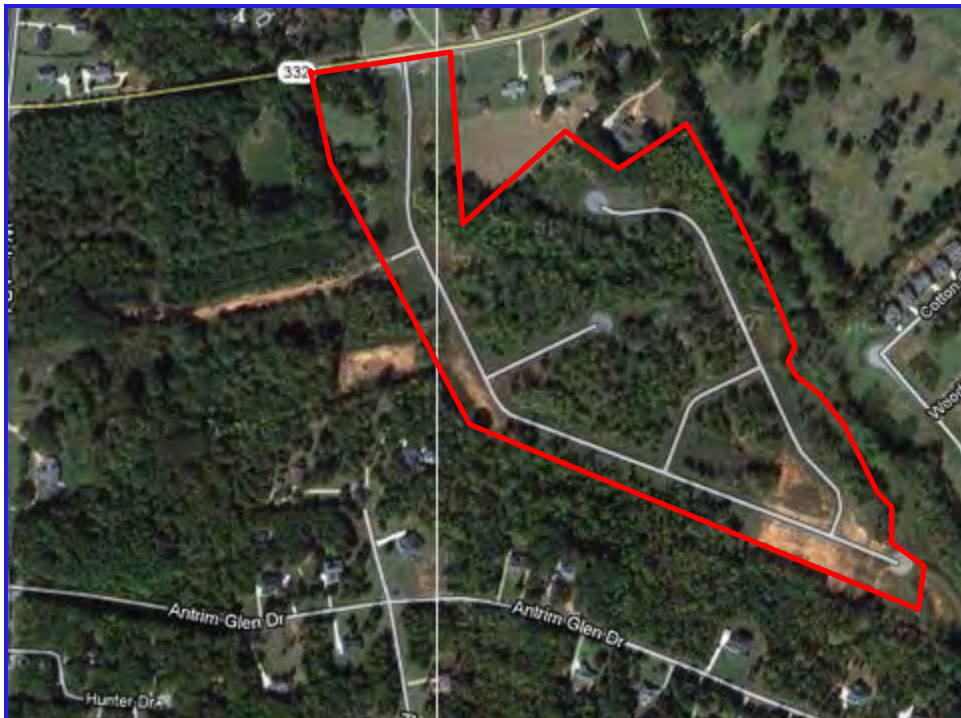
- 86 residential lots
- 15,000 sq ft lots minimum
- 80+ft lot fronts minimum
- 52.91 acres (**1.62 units/acre**)
- Minimum home size 2,000sq ft single story; 2,200 sq ft two-story
- Level to rolling topography
- All public utilities available **including sewer**
- Adjoins Traditions of Braselton Golf Club
- Easy access to I-85 & nearby commercial development (Publix grocery, retail and restaurants)

# Location Map





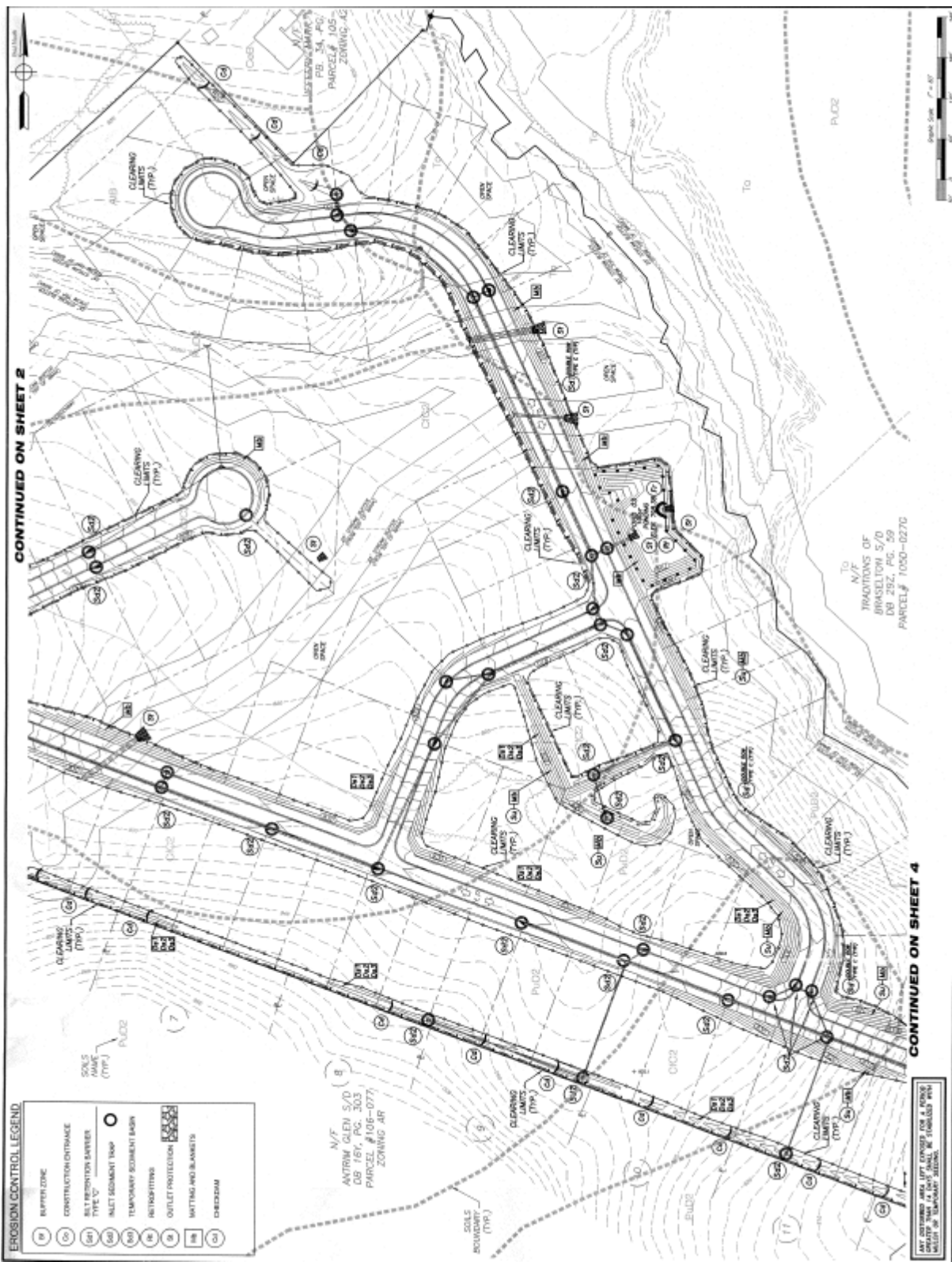
# Aerial Overview







# Plat



# Plat

| NO. | DESCRIPTION | AMOUNT | PERCENT | AREA | FRONT | DEPTH | PERCENT | NO. |
|-----|-------------|--------|---------|------|-------|-------|---------|-----|
| 1   | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 2   | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| ... | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 64  | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 65  | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 66  | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 67  | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 68  | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 69  | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 70  | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 71  | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 72  | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 73  | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 74  | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 75  | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 76  | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
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| 93  | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 94  | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 95  | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 96  | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 97  | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 98  | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 99  | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |
| 100 | ...         | ...    | ...     | ...  | ...   | ...   | ...     | ... |

**THE PLAN OF SURVEY FROM THE SET SHALL BE REPRODUCED BY THE INSTALLATION OF IRON PINS AND STAKES AT THE CORNERS AND AT INTERMEDIATE POINTS OF CONSEQUENCE WITH IRON-CLASPED ALUMINUM.**

**THESE CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ALL IMPROVEMENTS OF THE APPROVED PLANS SHALL BE SUBJECT TO THE APPROVED PLANS. ANY ADDITIONAL SURVEY AND CONTROL MEASURES SHALL BE SUBJECT TO THE APPROVED PLANS. ANY SUBSEQUENT SURVEY SHALL BE CHECKED AGAINST THIS SURVEY SOURCE. ANALYSIS WILL BE CHECKED AGAINST THIS SURVEY SOURCE.**

**THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBANCE.**



| ACTIVITY        | 1   | 2   | 3   | 4   | 5   | 6   | 7   | 8   | 9   | 10  | 11  | 12  |
|-----------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| EROSION CONTROL | X   | X   | X   | X   | X   | X   | X   | X   | X   | X   | X   | X   |
| ...             | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |

**REVISIONS & 24-HOUR CONTROL ACTIVITY MONITORING (770) 831-4820**

**EROSION CONTROL**  
THE EROSION CONTROL MEASURES AND PRACTICES SHALL BE MAINTAINED AT ALL TIMES. ANY IMPROVEMENTS OF THE APPROVED PLANS SHALL BE SUBJECT TO THE APPROVED PLANS. ANY ADDITIONAL SURVEY AND CONTROL MEASURES SHALL BE SUBJECT TO THE APPROVED PLANS. ANY SUBSEQUENT SURVEY SHALL BE CHECKED AGAINST THIS SURVEY SOURCE. ANALYSIS WILL BE CHECKED AGAINST THIS SURVEY SOURCE.

**PROPERTY OWNERS**  
MCKAY ASSESSMENT, L.L.C.  
7000 WESTERN AVENUE  
SUITE 200  
DALLAS, TEXAS 75241

**EROSION AND SEDIMENT CONTROL MEASURES**  
24-HOUR CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ANY IMPROVEMENTS OF THE APPROVED PLANS SHALL BE SUBJECT TO THE APPROVED PLANS. ANY ADDITIONAL SURVEY AND CONTROL MEASURES SHALL BE SUBJECT TO THE APPROVED PLANS. ANY SUBSEQUENT SURVEY SHALL BE CHECKED AGAINST THIS SURVEY SOURCE. ANALYSIS WILL BE CHECKED AGAINST THIS SURVEY SOURCE.

**PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION**

**PROPOSED TOTAL AREA: 27.07 AC. RESERVALED TOTAL (UNDISTURBED) DISTURBED AREA: 2.52 AC. CULVERT: 18" DIA. x 10' LONG**

**PROPOSED 24-HOUR CONTROL MEASURES**  
1. ...  
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**PROPOSED 24-HOUR CONTROL MEASURES**  
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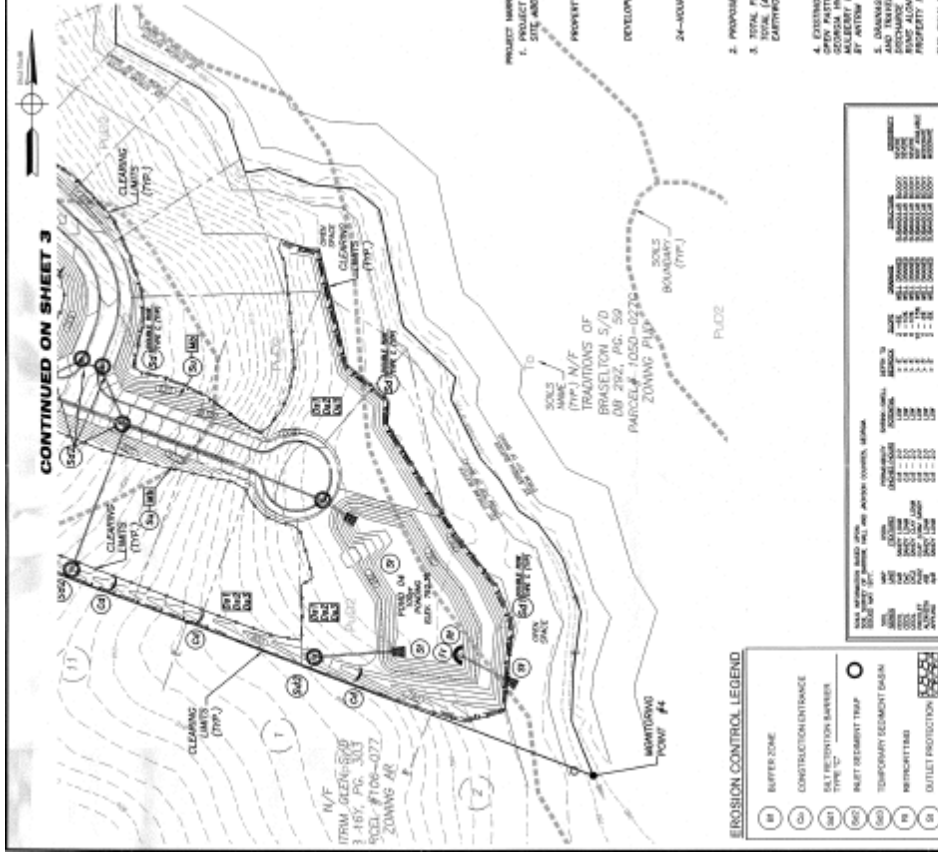
**PROPOSED 24-HOUR CONTROL MEASURES**  
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**PROPOSED 24-HOUR CONTROL MEASURES**  
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**PROPOSED 24-HOUR CONTROL MEASURES**  
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| INLET PROTECTION (L.A.) | NO. | WIDTH | LENGTH | AREA  | PERCENT |
|-------------------------|-----|-------|--------|-------|---------|
| 1                       | 1   | 10    | 10     | 100   | 100     |
| 2                       | 2   | 10    | 10     | 100   | 100     |
| ...                     | ... | ...   | ...    | ...   | ...     |
| 100                     | 100 | 100   | 100    | 10000 | 100     |

| OUTLET PIPE PROTECTION (L.A.) | NO. | WIDTH | LENGTH | AREA  | PERCENT |
|-------------------------------|-----|-------|--------|-------|---------|
| 1                             | 1   | 10    | 10     | 100   | 100     |
| 2                             | 2   | 10    | 10     | 100   | 100     |
| ...                           | ... | ...   | ...    | ...   | ...     |
| 100                           | 100 | 100   | 100    | 10000 | 100     |

**PLEASE REFER TO SHEET 58 OF 99 FOR RI CALCULATIONS**

**EROSION CONTROL LEGEND**

- 01 BUFFER ZONE
- 02 CONSTRUCTION ENTRANCE
- 03 CONSTRUCTION BARRIER
- 04 SLOPE PROTECTION
- 05 SLOPE PROTECTION
- 06 SLOPE PROTECTION
- 07 SLOPE PROTECTION
- 08 SURFACE POOL/CHANNEL
- 09 MATING AND BLANKETS
- 10 BUSH BARRIERS
- 11 CHECK DAM
- 12 CHECK DAM
- 13 CHECK DAM
- 14 CHECK DAM
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- 100 CHECK DAM



# Property Photos





# Property Photos





# Property Photos





# Property Photos

