

Legends of Talking Rock

Master Plan
Map Atlas



April 2007

Prepared by:
DESIGNWORKSHOP

Executive Summary

Property Description and Background

The Legends of Talking Rock is a 918-acre property located approximately 10 miles southwest of the City of Ellijay in the Blue Ridge Mountains of Georgia. The property is bounded by two significant creeks – Seven Mile Creek to the southeast and Talking Rock Creek to the southwest. Talking Rock Creek is the more significant of the two, and it flows directly into Carter's Lake in the Coosawattee River Basin watershed. The property provides long-range views to the Blue Ridge Mountains from its upper elevations, as well as trout fishing and pristine natural beauty along Talking Rock Creek.

Planning Process

Design Workshop was retained to provide comprehensive land analysis and to develop the initial land planning for the site. The planning process began with the collection of physical data such as topography, vegetative cover and hydrological information, aerial photography and County land use regulations. Once this base data was assembled, the physical analysis of the site was undertaken. This booklet illustrates not only the analysis of the physical characteristics of the site, but also begins to tell of the culturally and historically significant part that the site plays in the region's rich history.

Physical Characteristics

The physical characteristics of the property are fairly typical of the land in the region – high rounded knobs and ridges that slope down gently at first, then drop rather sharply into the drainages and waterways of the site. It is the

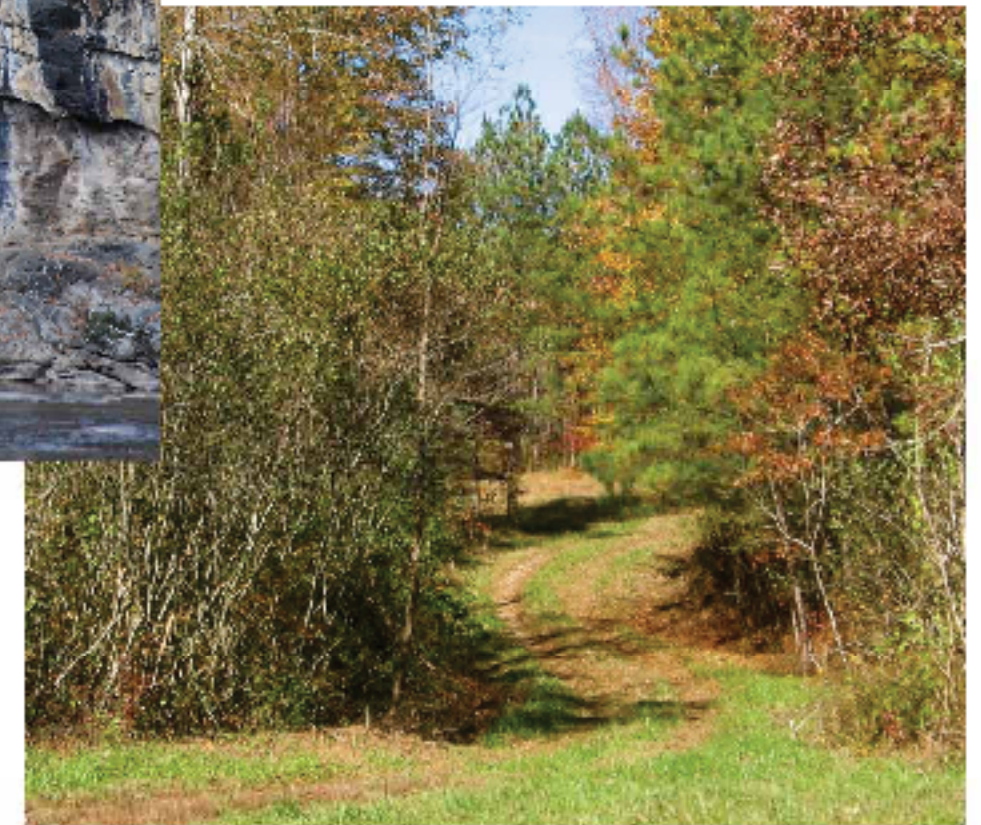
major drainages that begin to both divide and define the site in terms of physical organization. The property has been used historically for agriculture and timber production – most recently for paper pulp timber – and as a result, the quality of the forest on site is, for the most part, marginal. The areas of the site that offer higher quality forest cover are typically those areas that have remained protected such as the drainages and creeks where logging activity was held back. Optimal long range views on site generally range from views to the east through views to the southwest. These orientations capitalize on views of the Blue Ridge Mountains, Colu-tria Mountains and Sharp Top Ridge Mountain.

History & Culture

One of the most significant characteristics of the site is the presence of remnants of the Old Federal Road. This road gets its name from the fact that its construction in the early 19th Century was one of the first public works projects undertaken by the Federal Government of the United States. The road was constructed as a trade route connecting the ports of South Carolina and Georgia with the rich interior lands of Kentucky and Tennessee. Construction of the road, for the portions that crossed what was then Cherokee Territory, was contracted to the Cherokee – who built and maintained much of the road. Ironically, this same road was later used in the 1830s as the route the forced removal of the Cherokee people from North Georgia to Chattanooga, Tennessee in what would be the beginnings of the Trail of Tears to Oklahoma.



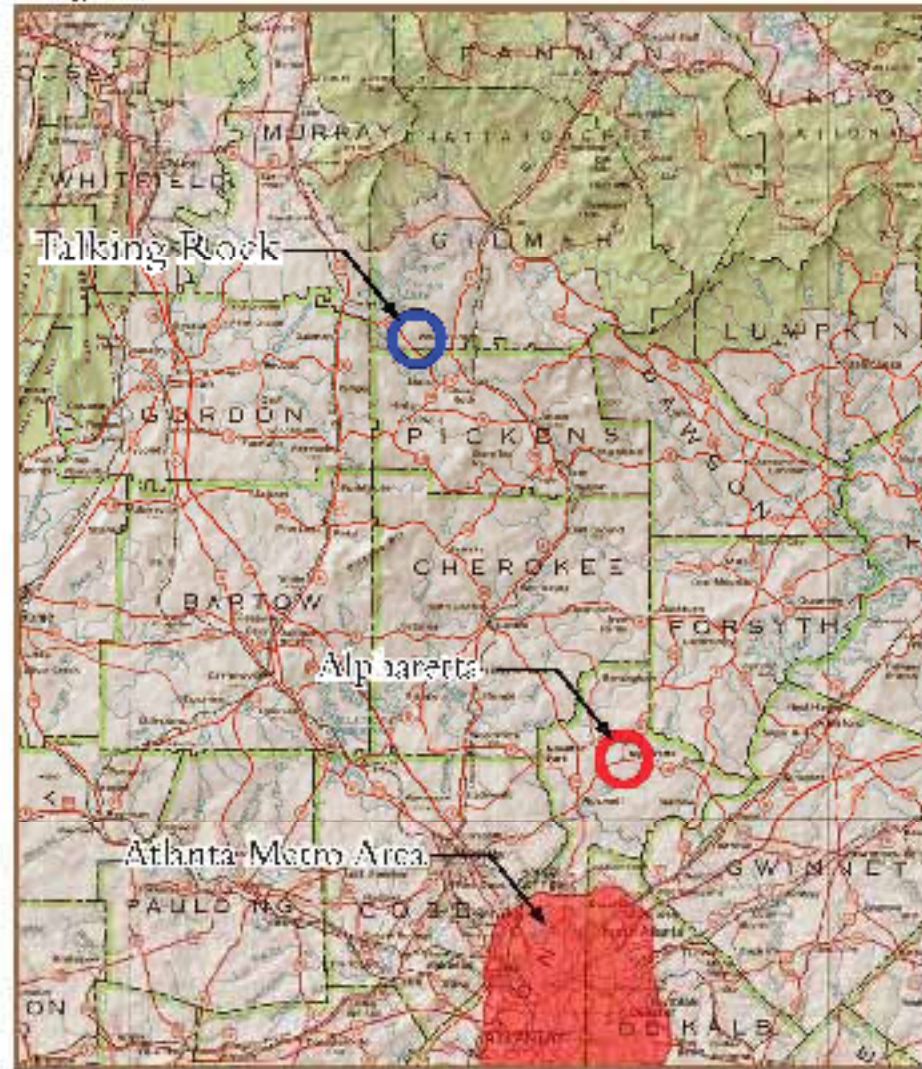
Rock Outcropping on Talking Rock Creek



Remnant of the Old Federal Road

Context Map

Region



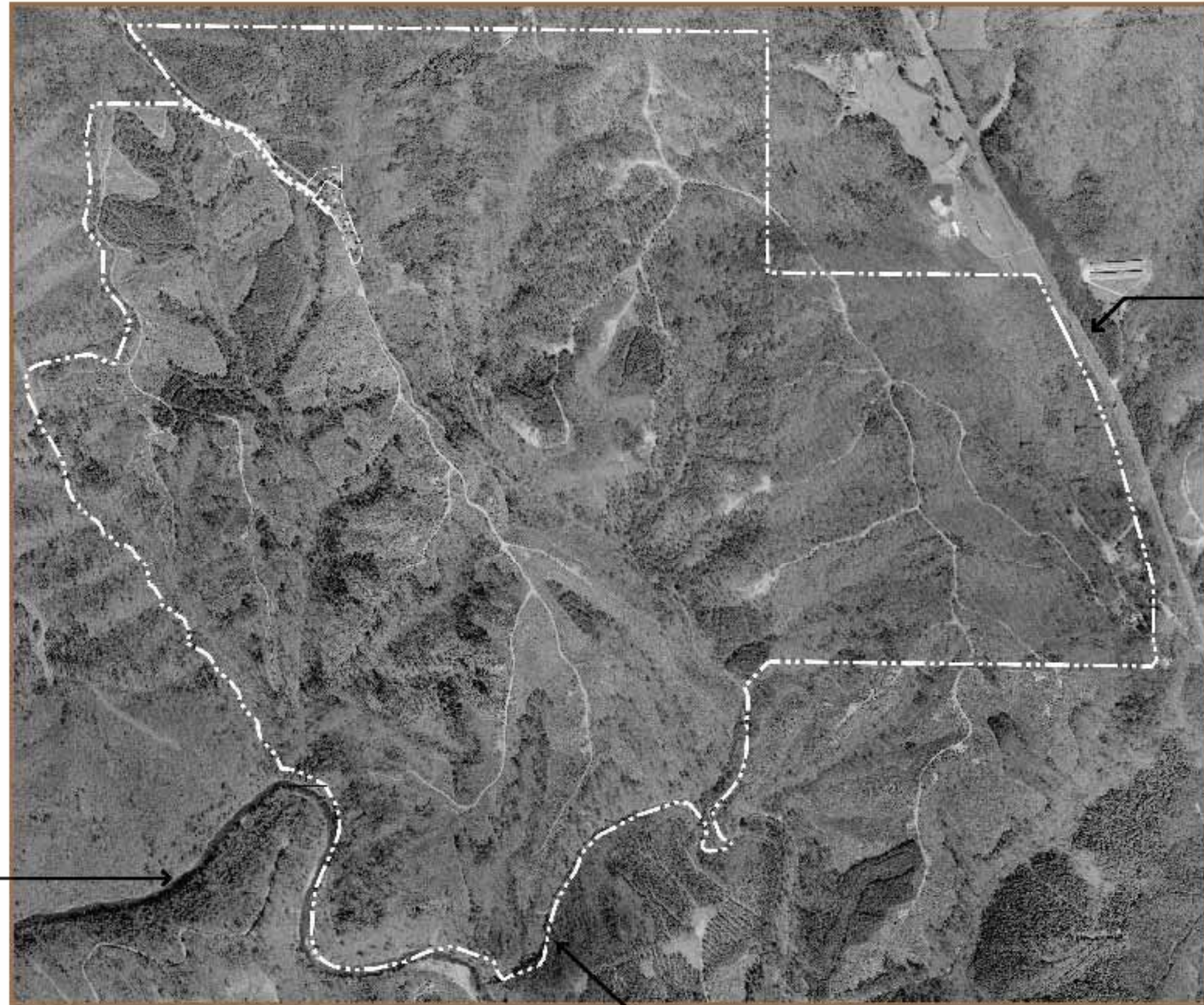
Site



The Legends of Talking Rock is a 918 - acre property located approximately 10 miles southwest of the City of Ellijay, in the Blue Ridge Mountains of Georgia and is 90 minutes north of the greater Atlanta market. The property is bounded by two significant creeks – Seven Mile Creek to the southeast and Talking Rock Creek to the southwest. Talking Rock Creek is the more significant of the two, and it flows directly into Carter's Lake in the Coosawattee River Basin watershed. The property provides long range views to the Blue Ridge Mountains from its upper elevations, as well as trout fishing and pristine natural beauty in its lower elevations along Talking Rock Creek.

Site Aerial

The physical characteristics of the property are fairly typical of land in the region – high rounded knobs and ridges that slope down gently at first, then drops more sharply into the drainages and waterways of the site. It is the major drainages that begin to both divide and define the site in terms of physical organization. The areas of the site that offer higher quality forest are typically those areas that have remained protected such as the drainages and creeks where logging activity was held back. Optimal long range views on site generally range from views to the east through views to the southwest. These orientations capitalize on views of the Blue Ridge Mountains, Cohutta Mountains and Sharp Top Ridge Mountain.



Highway 136

Talking Rock Creek

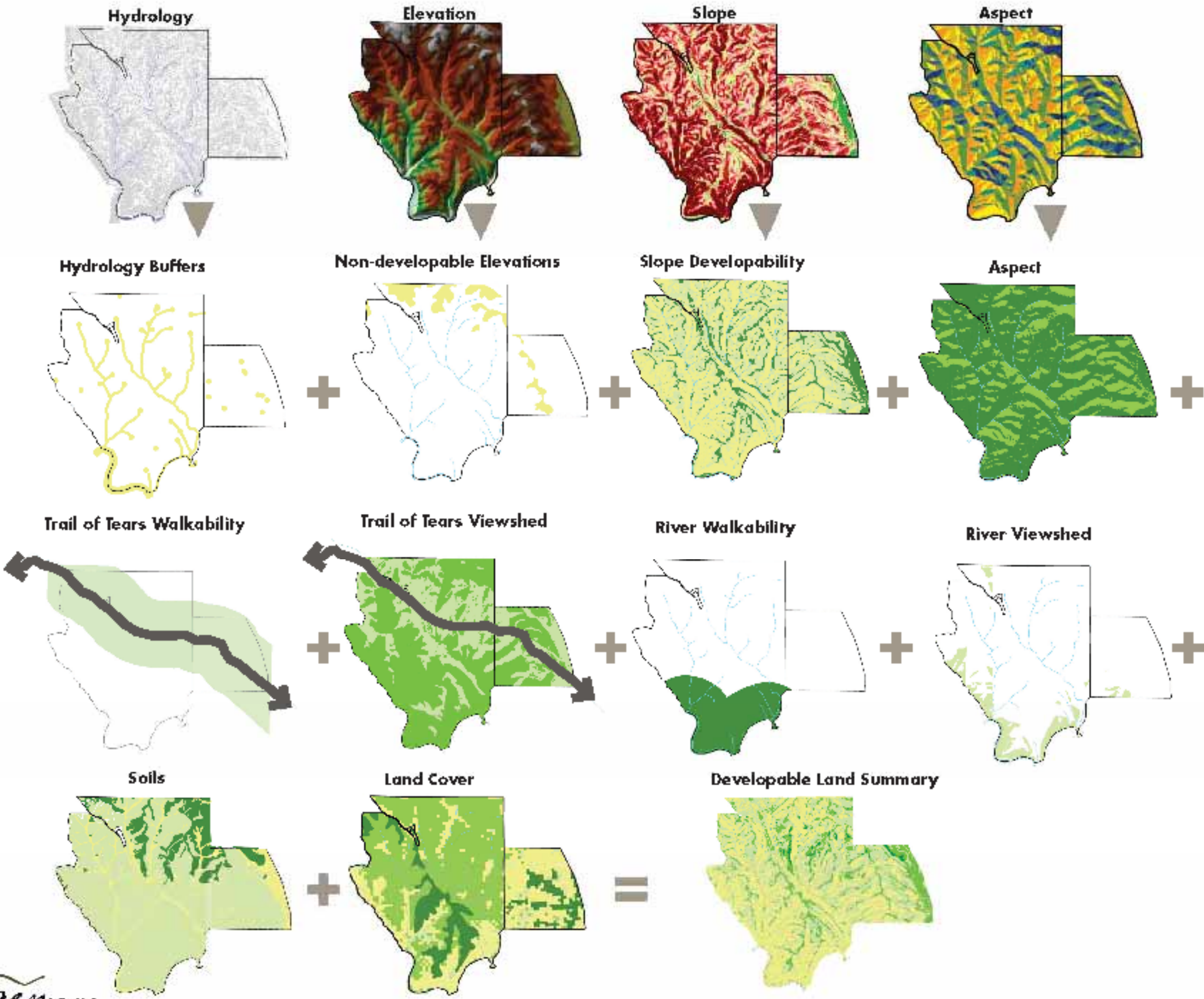
Seven Mile Creek

*Total site acreage assumed at 918 +/-

*Aerial is not rectified. Property Boundary shown is approximate.

Synthesis Information and Matrix

To find the best balance between the economic, cultural and environmental concerns, six resources (hydrological, vegetation, topography, view corridors, soils and proximity to existing amenities) were defined and given numeric values using both qualitative and quantitative means. Once these values were assigned and diagrammed, using GIS software, a weighted priority was assigned to each resource represented on these diagrams. The Developable Land Summary, shown on the bottom right, is the final synthesis created by the previous series of analysis diagrams. It reveals the areas on site that are most appropriate for development. The following pages illustrate these analysis in greater detail.

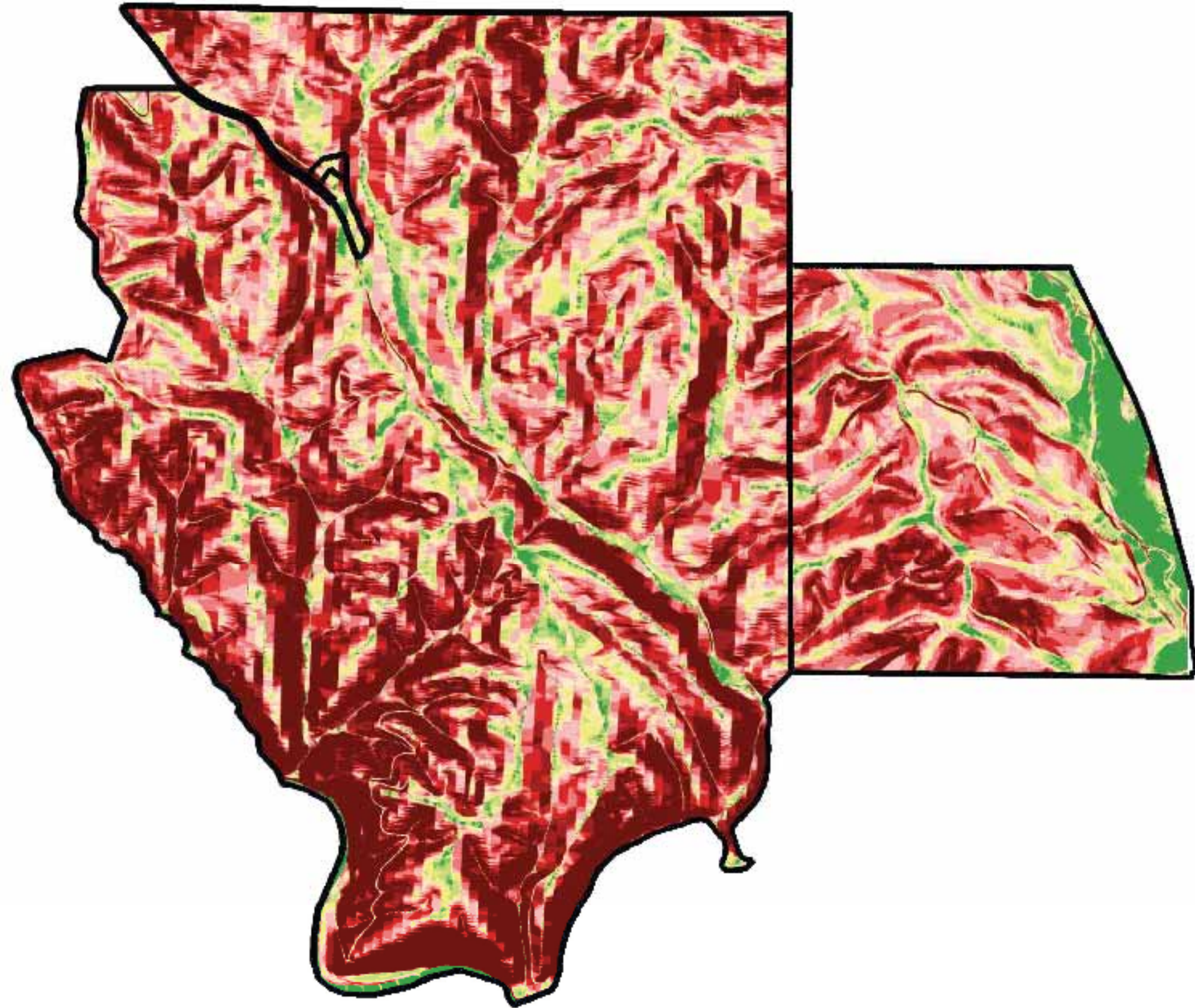


Legend

- Not Developable
- Developable with Constraints
- Developable
- Highly Developable

Slope Map

The map on the left shows the site's topography. Slopes above 30% are considered undesirable for development.

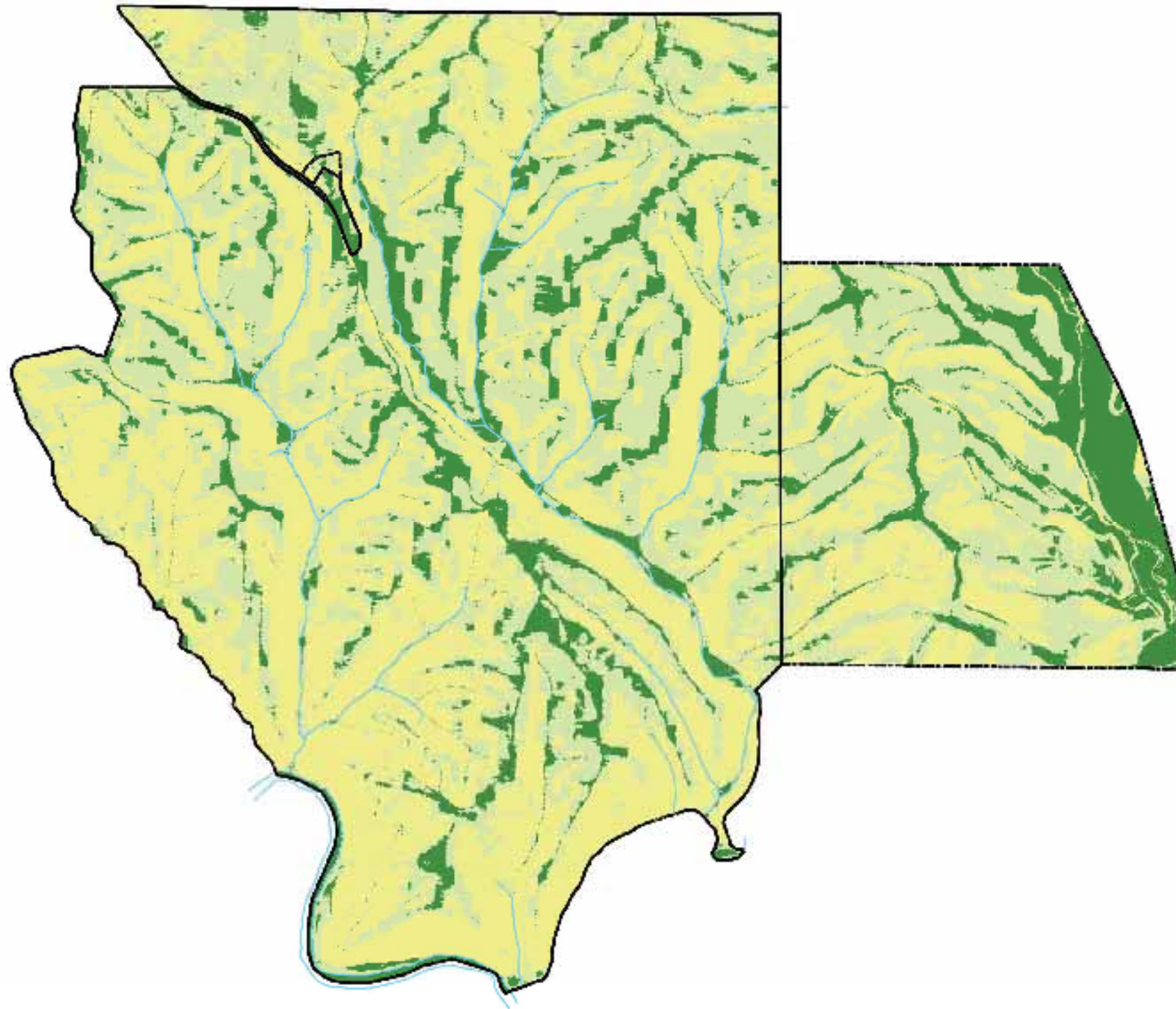


Legend

	0% - 6%
	7% - 8%
	9% - 12%
	13% - 16%
	17% - 20%
	21% - 25%
	26% - 30%
	31% - 40%
	41% - 50%
	51% - 1000%

Slope Developability

The diagram on the left shows areas that are most desirable for development based on the site's topography (see page 8). Slopes over 30% are considered undesirable for development because of economic and environmental considerations. The site is predominately over 30% in slope which suggest that all future development be clustered on areas which contain less severe topography.

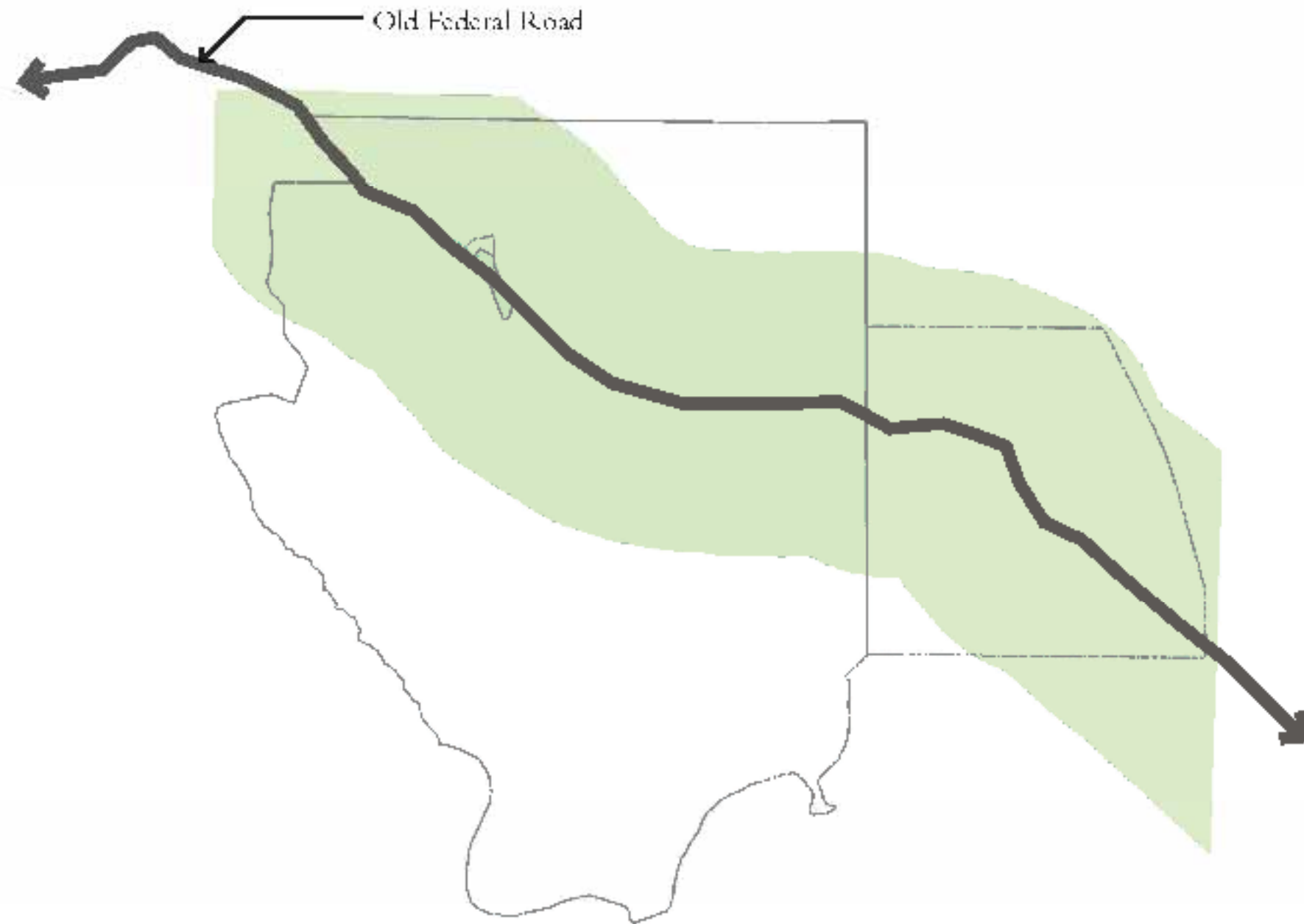


Legend

- Not Developable
- Developable with Constraints
- Developable
- Highly Developable

Old Federal Road Walkability

The diagram to the right shows one of the most significant characteristics of the site, the Old Federal Road. This road gets its name from the fact that its construction in the early 19th Century was one of the first public works projects undertaken by the Federal Government of the United States. The road was constructed as a trade route connecting the ports of South Carolina and Georgia with the rich interior lands of Kentucky and Tennessee. Construction of the road for the portions that crossed what was then Cherokee Territory, was contracted to the Cherokee who built and maintained much of the road. Ironically, this same road was later used in the 1830s as the route the forced removal of the Cherokee people from North Georgia to Chatanooga, Tennessee in what would be the beginnings of the Trail of Tears to Oklahoma. This historical and cultural amenity provides a unique opportunity for setting the potential theme and story line for the development.

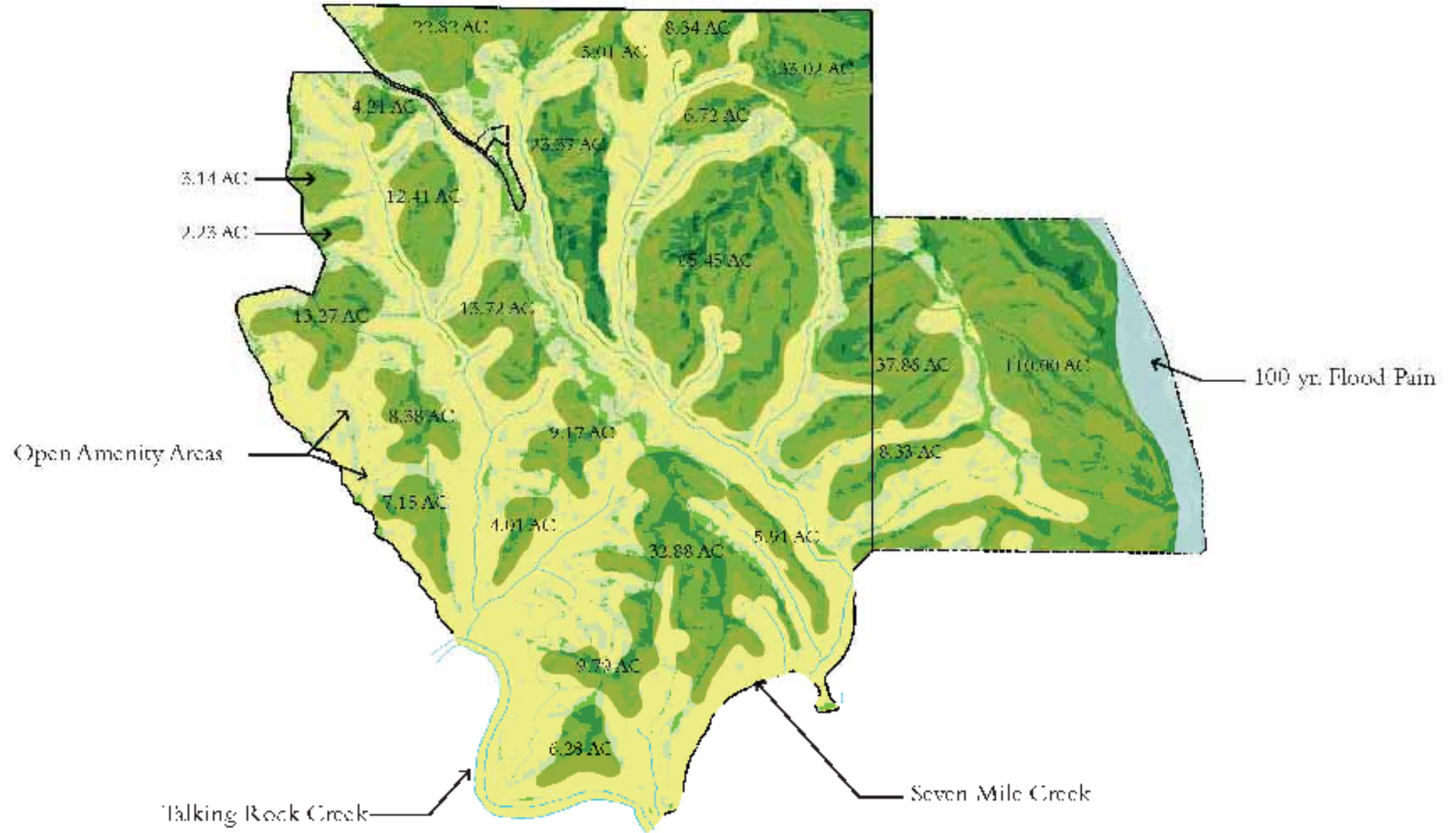


Legend

- Not Developable
- Developable with Constraints
- Developable
- Highly Developable

Land Units Map

The diagram on the right is the final product of the natural systems mapping series. It is a weighted synthesis of the previous maps. This map indicates areas within the site that are most suitable for future development.

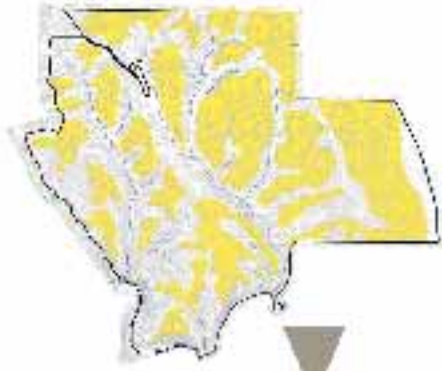


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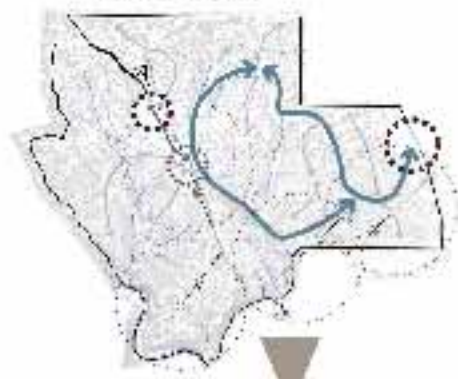
Total area assumed at 918 +/- acres.

- Developable (454 +/- AC)
- Open Amenity Areas (464 +/- AC)

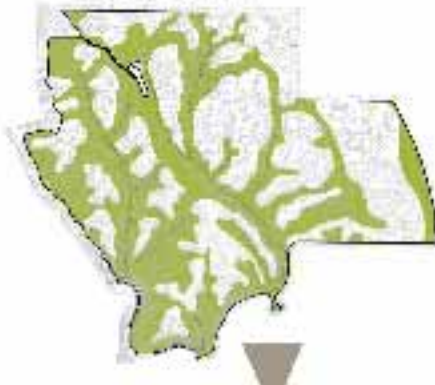
Developable Land Units



Circulation



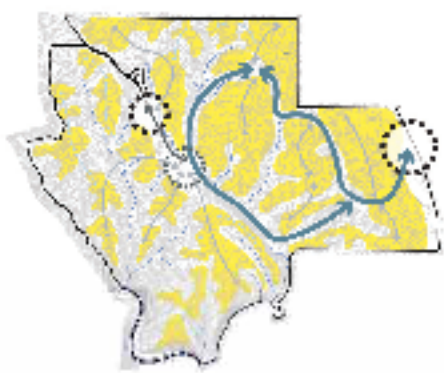
Open Space



Hydrological



Connections



+



+



+



+

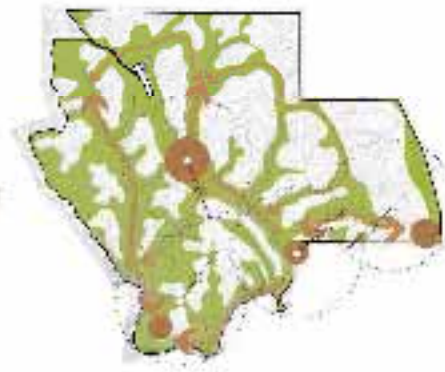
Amenity



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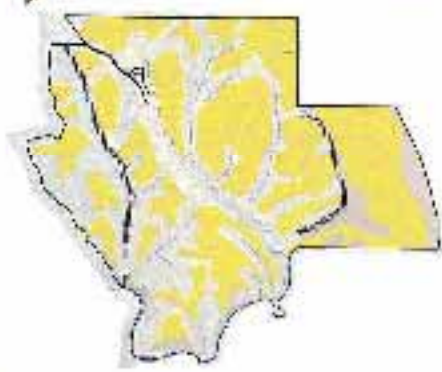


+



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Density



+



+



+



=



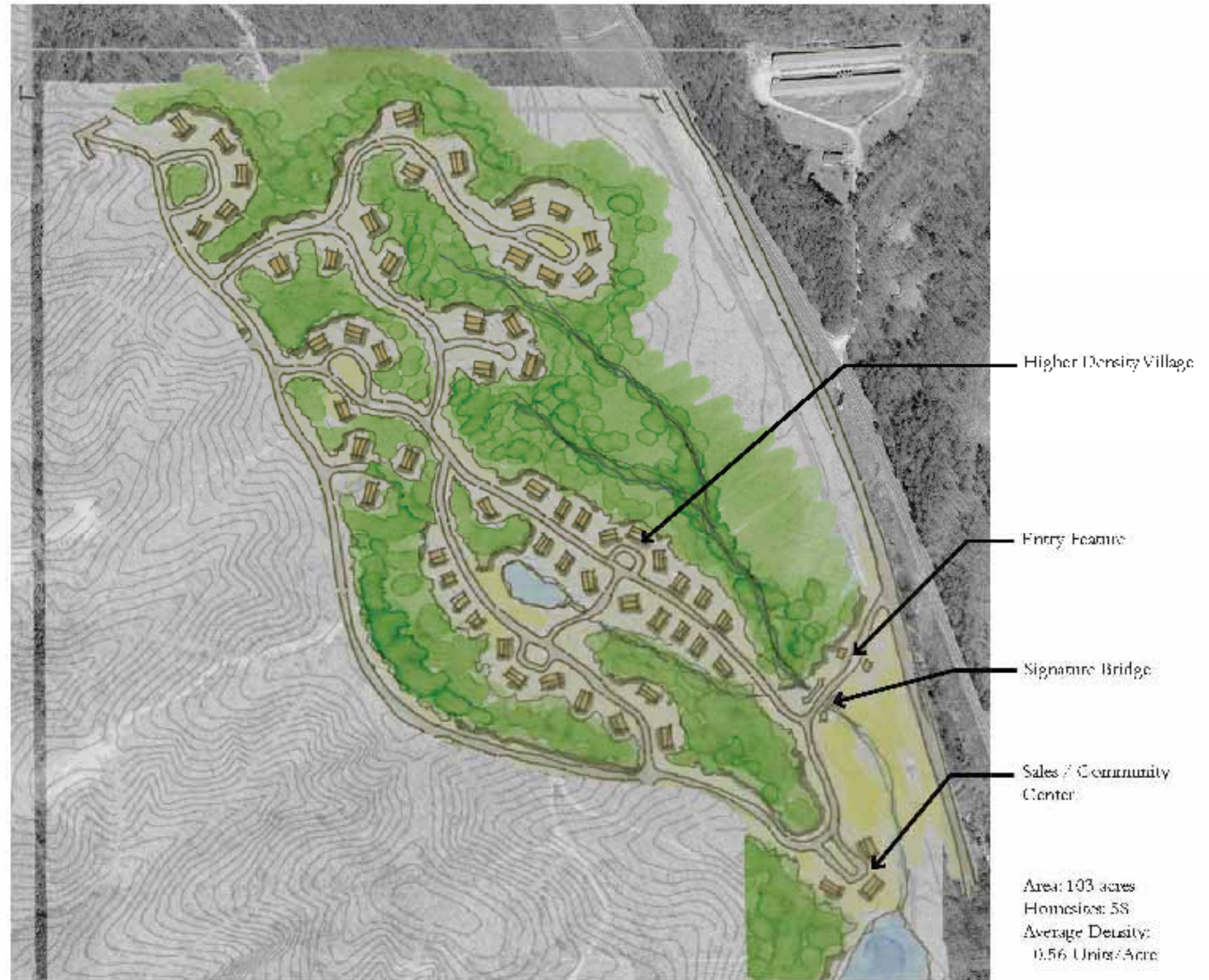
Cultural Systems Framework Diagrams

Through the Natural Systems mapping series four framework elements (developable land units, hydrological, circulation and open space) become evident. These frameworks provide the basis for all other community systems diagrams. By overlaying these various frameworks, new development possibilities become revealed and intuitive design gestures become validated. The diagrams to the left show how these various frameworks *overlay* and *intertwine* to create logical locations for the development's broad design gestures.

Village Conceptual Plan

Higher Density

Located at the main access point to the development, the village is envisioned as a higher density district of the property. Lot sizes would typically be small, in the half acre to one acre range. The village will have a community center / pavilion and incorporate access to the property wide trail system. It is anticipated that the village will be the first development phase and offer a range of home sites from creek side, wooded lots to larger view lots on the higher elevations.



Woods, Creek & Ridge Conceptual Plan - Medium Density

This neighborhood would be surrounded by the parkway access road, that provides access to the entry and village. Meadows and open space will be established on the ridges, with a community center at the edge of the high pasture meadow. Lots in this neighborhood would range from one to three acres and offer both view lots and meadow lots.



Woods, Creek & Ridges Conceptual Plan 2 - Medium Density

The high ridge knolls in this neighborhood would be cleared to create a series of pastures, meadows and open spaces that could serve as community amenities. The open space could be utilized as horse paddocks, a small three hole golf course or wild life viewing. Home sites would range from 1.5 acres to 4 acres and offer view lots and meadow lots.



Community-wide
Amenity Center

Three-hole Golf

Neighborhood /
Equestrian Center

Paddock/Open Space
Meadow

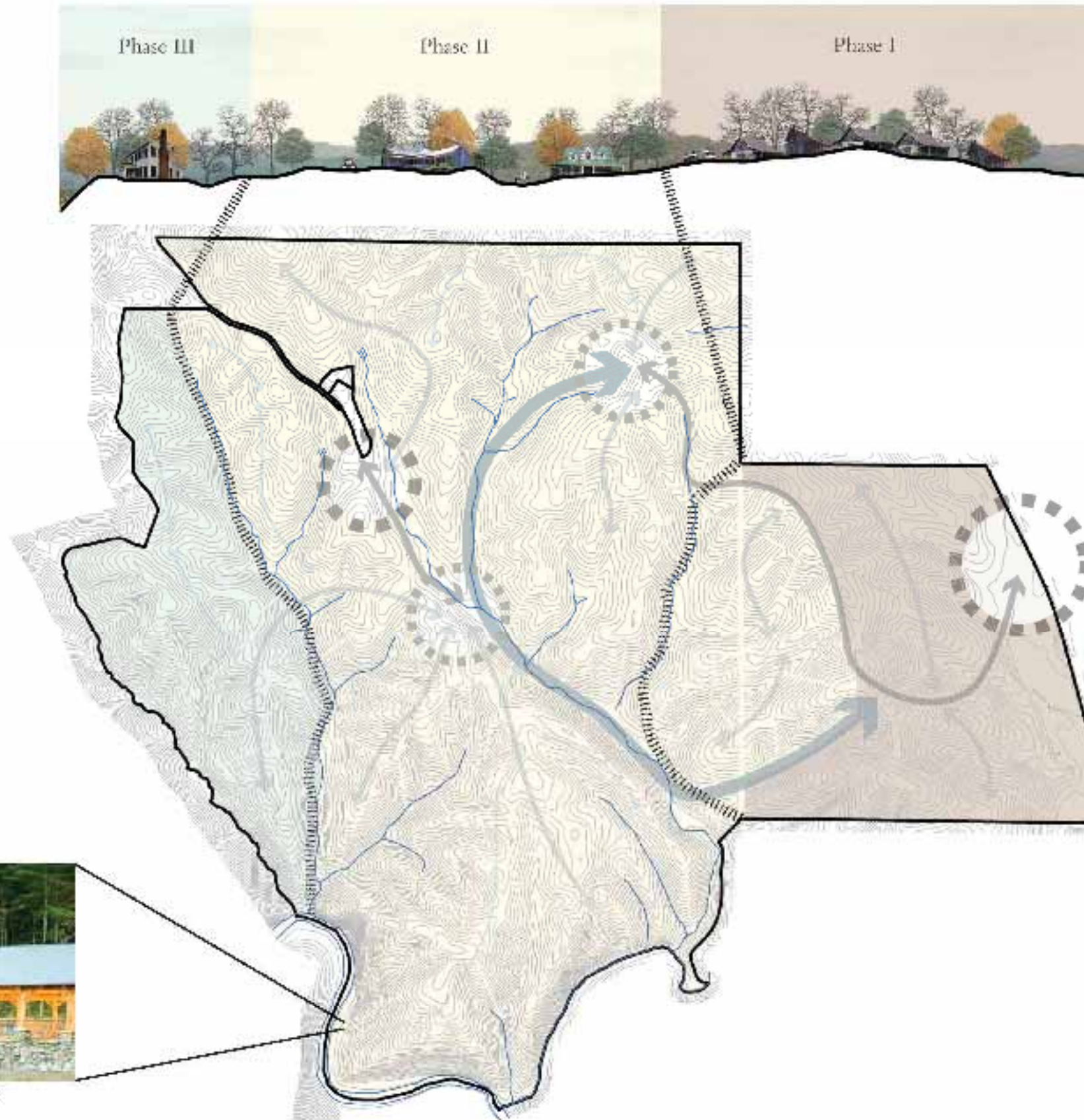
Area: 240 acres
Homesites: 56
Average Density:
0.23 Units/Acre

Preliminary Concept Plan

This preliminary concept plan illustrates the development pattern for approximately two thirds of the site. Development planning for the remainder of the site will continue beyond this initial planning phase. It should be anticipated that the patterns established in this preliminary partial plan will extend into the north and west portions of the site.



Phasing Diagram



The diagram on the left shows potential phasing. The phasing plan shown begins at the west side of the property adjacent to the site's primary access point off of Highway 130 where it can take best advantage of existing infrastructure. Subsequent phases should proceed eastward across the site utilizing the natural drainages as phasing limits. This proposed progression will allow for increased lot sales at the beginning while also capitalizing on increasing lot value for later phases of the development where less density is proposed. The first phase would include trail access to Seven Mile Creek as well as to the fishing pavilion on Talking Rock Creek.

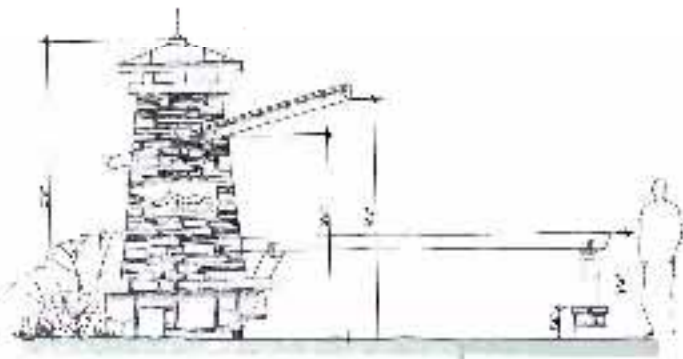


Creekside Pavilion Precedent Image

Phase 1 Concept Plan

The anticipated first phase of the development would include the Village neighborhood, as well as a portion of the Woods, Creek & Ridges neighborhood. This phasing strategy would provide a greater diversity of product types and price points for buyers. Higher density products with community amenities would be available within the Village neighborhood, while more secluded, view-oriented homesites would be available with the portion of the Woods, Creek & Ridges.

Amenities would include the entry and bridge, community pavilion, and trail connections to both the Seven Mile Creek recreation site and the Talking Rock Creek Pavilion. Trails would be constructed within the alignment of future phase roadways, as well as within the overall trail system. This trail system would include creekside and wetlands habitat trails.



Entry Feature and Gate



Signature Stone Bridge



Secluded Creekside Clusters

Higher Density Village

Entry Feature

Signature Bridge

Sales / Community Center

View oriented Homesites

109 Homes