

PARENT PARCEL# 15043 000028A
 5084 UNION CHURCH ROAD
 FLOWERY BRANCH, GA 30542
 ZONED AR-111

OWNER / DEVELOPER:

ATLAS DEVELOPMENT, LLC
 218 S. HILL STREET
 BUFORD, GA 30518
 PHONE: (678) 978-6782
 CONTACT: CAMERON HENDERSON
 EMAIL: CAMERON@atlaslanddev.com

HALL COUNTY ENGINEERING NOTES:

- ~ ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE 8.170.070)
- ~ IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 17.225.040)
- ~ THIS PROPERTY IS/IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP # 13139C0313F, HALL COUNTY, GEORGIA, DATED SEPTEMBER 29, 2006.
- ~ THIS PROPERTY IS/IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.
- ~ IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 8.180.160)

SITE NOTES:

- BUILDING SETBACKS:
 FRONT = 65' FROM CENTERLINE OR 40' FROM R/W (WHICHEVER IS GREATER)
 SIDE = 15'
 REAR = 25'
 MINIMUM LOT AREA = 43,560 S.F. WITH PUBLIC WATER
 MINIMUM LOT FRONTAGE = 50'
 MINIMUM HEATED HOUSE SIZE = 1STORY 2,200SF, 2STORY 2,500SF
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.
- SITE ELEVATIONS BASED ON NAVD 88 OBTAINED BY MEANS OF LOCAL GPS NETWORK.
- ZONING INFORMATION TAKEN FROM HALL COUNTY ZONING MAPS.

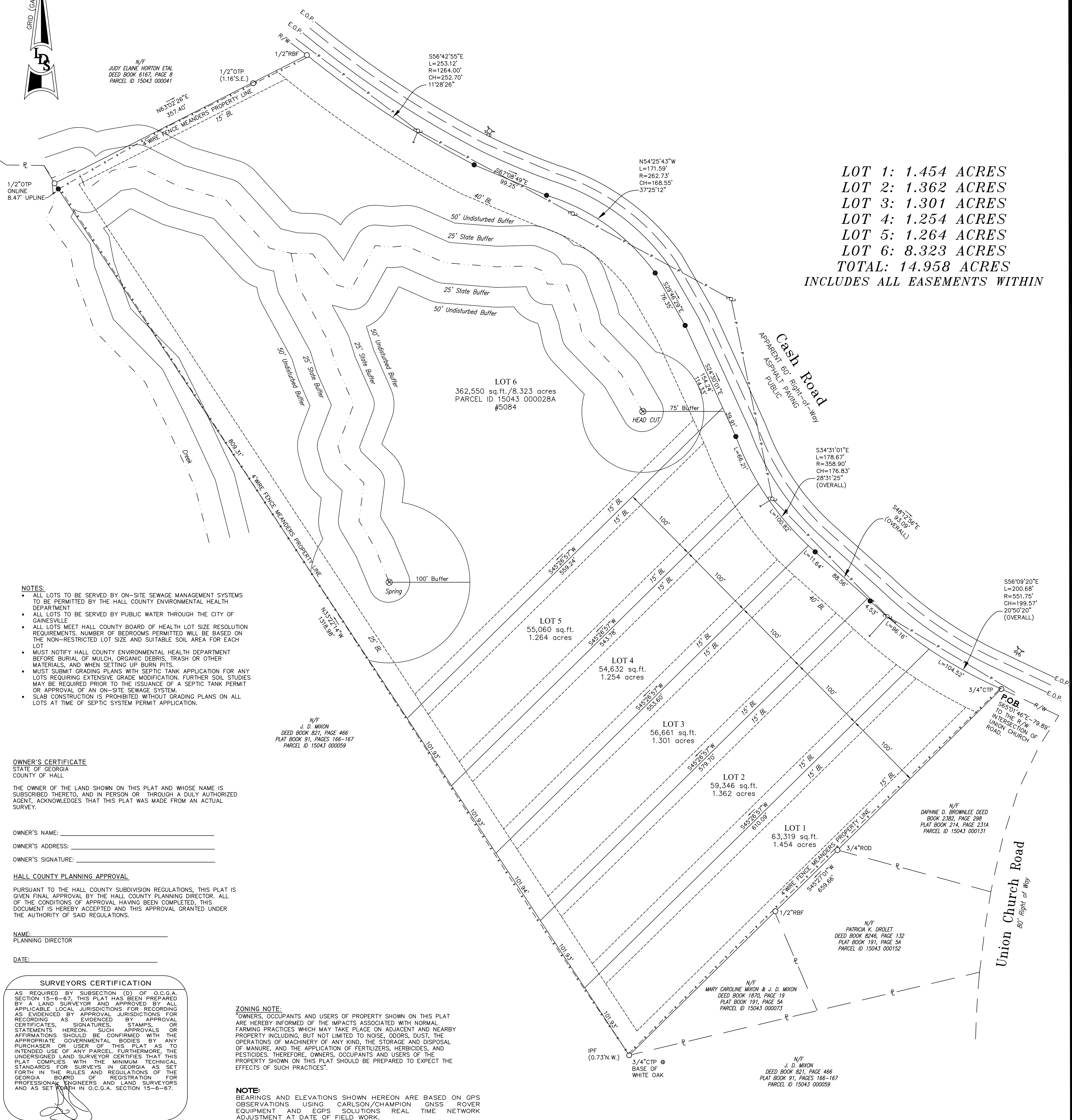
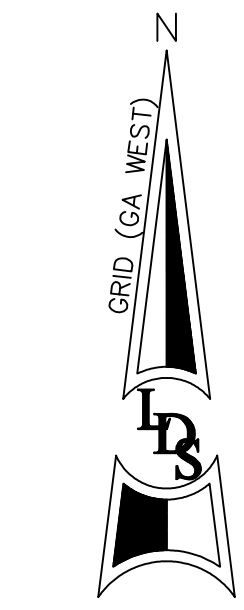
LEGEND

- | | |
|-------------------------------|--------------------------------|
| IPF = IRON PIN FOUND | HW = HEADWALL |
| IPS = 1/2" REBAR PIN SET | DI = DROP INLET |
| LL = LAND LOT | PP = POWER/UTILITY POLE |
| LLL = LAND LOT LINE | PH = FIRE HYDRANT |
| P = PROPERTY LINE | IE = INVERT ELEVATION |
| CL = CENTERLINE | FFE = FINISHED FLOOR ELEVATION |
| B = BUILDING LINE | BOC = BACK OF CURB |
| R/W = RIGHT-OF-WAY | EP = EDGE OF PAVEMENT |
| SSE = SANITARY SEWER EASEMENT | S = SANITARY SEWER LINE/PIPE |
| DE = DRAINAGE EASEMENT | SS = STORM SEWER LINE/PIPE |
| MH = MANHOLE | EP = EDGE OF PAVEMENT |
| CB = CATCH BASIN | *** = FLOOD HAZARD ZONE LINE |
| JB = JUNCTION BOX | N/F = NOW OR FORMERLY |

GENERAL NOTES:

- ZONING: AR-111
- LOTS SHOWN ARE FOR SINGLE FAMILY USE ONLY.
- WATER PROVIDED BY MEANS OF COUNTY WATER TO ALL LOTS.
- HALL COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. HALL COUNTY DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.
- IRON PINS SHALL BE SET ON ALL LOT CORNERS (1/2" REBAR).

- REFERENCES:**
- DEED BOOK 5576, PAGE 262.
 - PLAT BOOK 24, PAGES 53.



LOT 1: 1.454 ACRES
 LOT 2: 1.362 ACRES
 LOT 3: 1.301 ACRES
 LOT 4: 1.254 ACRES
 LOT 5: 1.264 ACRES
 LOT 6: 8.323 ACRES
 TOTAL: 14.958 ACRES
 INCLUDES ALL EASEMENTS WITHIN

NOTES:

- ALL LOTS TO BE SERVED BY ON-SITE SEWAGE MANAGEMENT SYSTEMS TO BE PERMITTED BY THE HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
- ALL LOTS TO BE SERVED BY PUBLIC WATER THROUGH THE CITY OF GAINESVILLE.
- ALL LOTS MEET HALL COUNTY BOARD OF HEALTH LOT SIZE RESOLUTION REQUIREMENTS. NUMBER OF BEDROOMS PERMITTED WILL BE BASED ON THE NON-RESTRICTED LOT SIZE AND SUITABLE SOIL AREA FOR EACH LOT.
- MUST NOTIFY HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT BEFORE BURIAL OF MULCH, ORGANIC DEBRIS, TRASH OR OTHER MATERIALS, AND WHEN SETTING UP BURN PITS.
- MUST SUBMIT GRADING PLANS WITH SEPTIC TANK APPLICATION FOR ANY LOTS REQUIRING EXTENSIVE GRADE MODIFICATION. FURTHER SOIL STUDIES MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A SEPTIC TANK PERMIT OR APPROVAL OF AN ON-SITE SEWAGE SYSTEM.
- SLAB CONSTRUCTION IS PROHIBITED WITHOUT GRADING PLANS ON ALL LOTS AT TIME OF SEPTIC SYSTEM PERMIT APPLICATION.

OWNER'S CERTIFICATE

STATE OF GEORGIA
 COUNTY OF HALL

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY.

OWNER'S NAME: _____
 OWNER'S ADDRESS: _____
 OWNER'S SIGNATURE: _____

HALL COUNTY PLANNING APPROVAL

PURSUANT TO THE HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAT IS GIVEN FINAL APPROVAL BY THE HALL COUNTY PLANNING DIRECTOR. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

NAME: _____
 PLANNING DIRECTOR

DATE: _____

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) 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 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 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.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECORDED BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY EXPRESSLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THE TERM "CERTIFICATION" OR "CERTIFY" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ZONING NOTE:

OWNERS, OCCUPANTS AND USERS OF PROPERTY SHOWN ON THIS PLAT ARE HEREBY INFORMED OF THE IMPACTS ASSOCIATED WITH NORMAL FARMING PRACTICES WHICH MAY TAKE PLACE ON ADJACENT AND NEARBY PROPERTY INCLUDING, BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, HERBICIDES, AND PESTICIDES. THEREFORE, OWNERS, OCCUPANTS AND USERS OF THE PROPERTY SHOWN ON THIS PLAT SHOULD BE PREPARED TO EXPECT THE EFFECTS OF SUCH PRACTICES.

NOTE:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING CARLSON/CHAMPION GNSS ROVER EQUIPMENT AND EGPS SOLUTIONS REAL TIME NETWORK ADJUSTMENT AT DATE OF FIELD WORK.

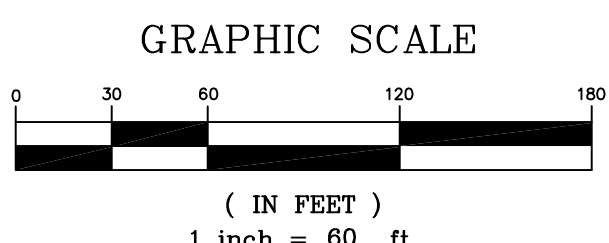
THIS SURVEY WAS PREPARED UTILIZING A DUAL FREQUENCY GPS RECEIVER, NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE BASE STATION NETWORK IS OPERATED AND MAINTAINED BY EGPS SOLUTIONS, INC.

THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

THE FIELD SURVEY WAS COMPLETED ON 9/14/22.

PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 440,970 FEET, AND CONTAINS A TOTAL OF 14.958 ACRES.



IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL RELEVANT REQUIREMENTS OF THE HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVE BEEN MET.

By: _____ Number: 2846

9/15/22
 DATE

22161
 JOB NUMBER

1 OF 2

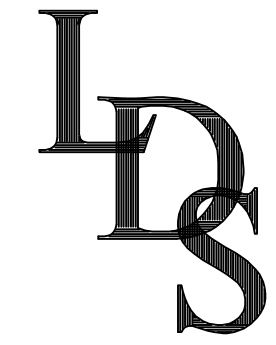
DATE	NO	DESCRIPTION
10/26/22	1	ADDED SOILS PG.2

MINOR LOT
 SUBDIVISION
 FOR:
SHEET TITLE

FIELD	DRAWN	CHECKED
K,T,S	MSF	LJJ

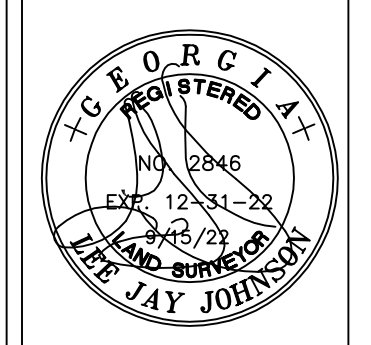
CAMERON HENDERSON
 5084 UNION CHURCH ROAD

LOCATED IN GEORGIA MILITIA DISTRICT #392,
 HALL COUNTY, GA
 SCALE 1"=60'



Land Development
 Surveyors, Inc.

P.O. BOX 2050
 DACULA, GA. 30019
 (770) 682-8206
 LDSURVEY@BELLSOUTH.NET
 COA LSF#000832



LEGEND	
IPF	IRON PIN FOUND
IPS	1/2" REBAR PIN SET
LL	LAND LOT
LLL	LAND LOT LINE
P	PROPERTY LINE
C	CENTERLINE
BL	BUILDING LINE
R/W	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
MH	MANHOLE
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEADWALL
DI	DROP INLET
PP	POWER/UTILITY POLE
FH	FIRE HYDRANT
E	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
BOC	BACK OF CURB
EP	EDGE OF PAVEMENT
S	SANITARY SEWER LINE/PIPE
SS	STORM SEWER LINE/PIPE
F	FENCE LINE
FZ	FLOOD HAZARD ZONE LINE
N/F	NOW OR FORMERLY

K.E.S.
Key Engineering Solutions-US, Inc.
 3282 Elmer Hill Lane, Buford, GA 30519
 PH: 561-504-2224
dsomers@kes-us.com

Report Date: 9/22/2022, Field Investigation Date: 9/21-22/2022, Level of Study: III
 Site: 5084 Union Church Road, Flowery Branch, GA 30542
 County: Hall, Plat Book: 24, Plat Page: 53, Parcel Number: 15043 000028A
 Certified by: David M. Somers, P.E., Professional Engineer License #PE-47163

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT
 REFERENCES:
 1) DEED BOOK 5576, PAGE 262.
 2) PLAT BOOK 24, PAGES 53.

LOT 1: 1.454 ACRES/ USEABLE SOILS 63,336 S.F.
LOT 2: 1.362 ACRES/ USEABLE SOILS 59,328 S.F.
LOT 3: 1.301 ACRES/ USEABLE SOILS 56,671 S.F.
LOT 4: 1.254 ACRES/ USEABLE SOILS 54,624 S.F.
LOT 5: 1.264 ACRES/ USEABLE SOILS 55,060 S.F.
LOT 6: 8.323 ACRES/ USEABLE SOILS 190,357 S.F.
TOTAL: 14.958 ACRES
INCLUDES ALL EASEMENTS WITHIN

Estimated Soil Properties

Soil Unit	Slope %	Depth to Bedrock (in)	Depth to SHWT* (in)	Optimum Trench Depth (in)	Estimated Perc. Rate @ Trench Depth	Soil Suitability Code
Cecil	6-10	>60	>72	18-36	65	A
Paclolet	10-15	>60	>72	18-36	55	A
Paclolet	15-25	>60	>72	18-36	55	A

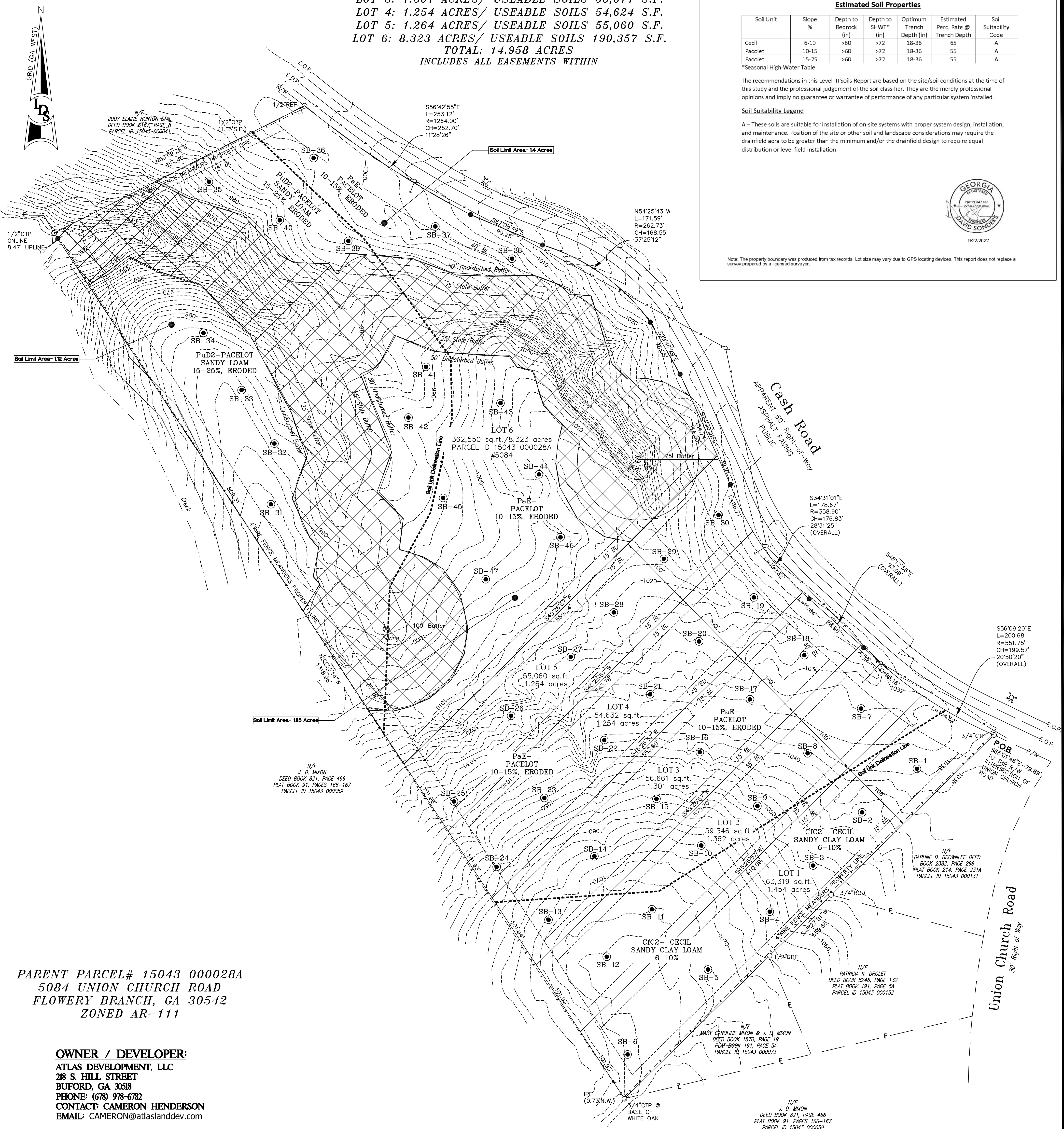
*Seasonal High-Water Table
 The recommendations in this Level III Soils Report are based on the site/soil conditions at the time of this study and the professional judgement of the soil classifier. They are the mere professional opinions and imply no guarantee or warranty of performance of any particular system installed.

Soil Suitability Legend

A - These soils are suitable for installation of on-site systems with proper system design, installation, and maintenance. Position of the site or other soil and landscape considerations may require the drainfield area to be greater than the minimum and/or the drainfield design to require equal distribution or level field installation.



Note: The property boundary was produced from tax records. Lot size may vary due to GPS locating devices. This report does not replace a survey prepared by a licensed surveyor.



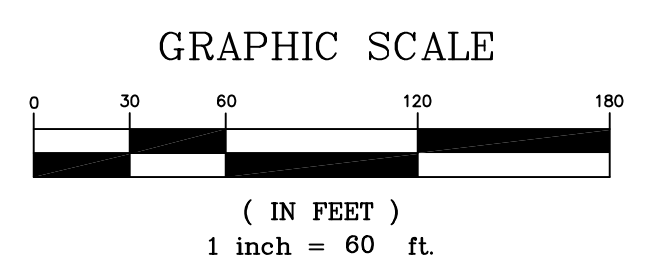
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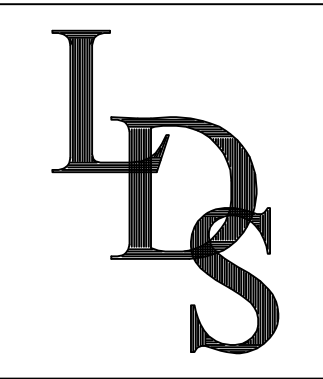
2 OF 2	9/15/22	DATE
	22161	JOB NUMBER

DATE	NO	DESCRIPTION
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SHEET TITLE

FIELD	DRAWN	CHECKED
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