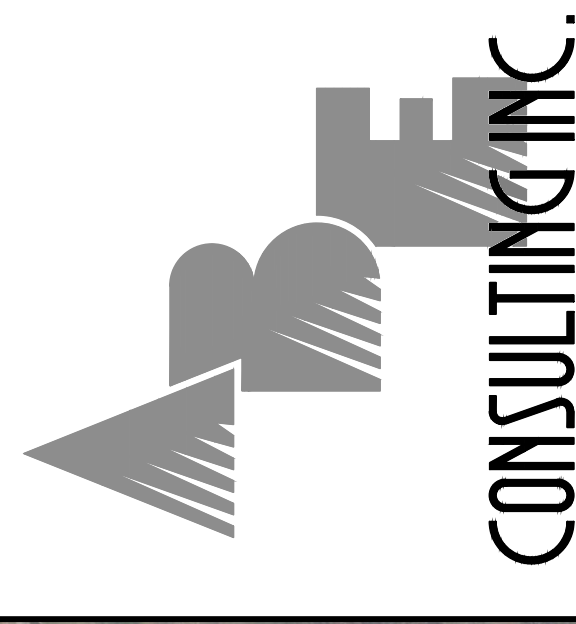


VICINITY MAP SCALE: 1" = 200'



CONSULTING INC.
 COMPREHENSIVE ENGINEERING SERVICES
 CIVIL ENGINEERING
 LAND SURVEYING
 LAND PLANNING
 CONSTRUCTION STAKING
 LANDSCAPE ARCHITECTURE
 SOIL MAPPING & SEPTIC SYSTEMS
 WETLAND & ENVIRONMENTAL MONITORING

2410 HOG MOUNTAIN ROAD
 SUITE 103
 WATKINSVILLE, GA 30677
 706-425-6900
 706-425-9631 (FAX)
 abe@abeconsultinginc.com
 www.abeconsultinginc.com

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**Conditional Use Plan for:
 Stonewall Investments, LLC**
 6060 Old Federal Road
 Flowery Branch, GA 30542
 Land Lot 102 of
 the 8th District
 Total project area: 2.942 Acres
 Tax Parcel #: 08102 001018
 Existing Zoning: V-C

**Proposed
 Minor Subdivision**



REVISIONS	DATE

DATE: 4-28-23

PROJECT #: 21-027-74

GRAPHIC SCALE
 0' 15' 30' 60' 90'
 SCALE: 1" = 30'

SHEET #
 7
 7
 C.O.D. North
 Georgia West Zone
 (P.B. 883 P.C. 250)

PROJECT DATA

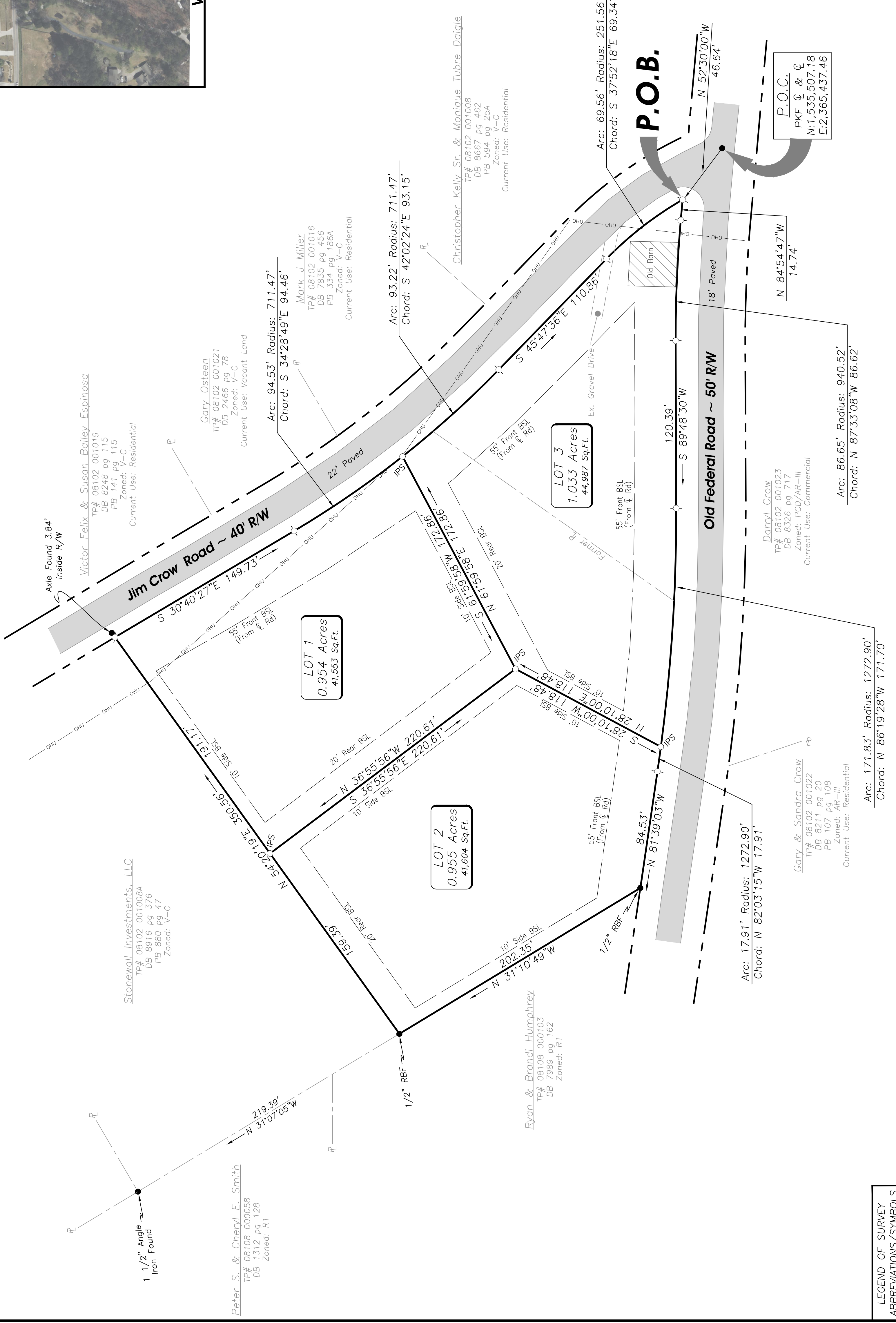
Owner:
 Stonewall Investments, LLC
 6300 Hog Mountain Road
 Flowery Branch, GA 30542
 Contact: Mr. Mark Jennings
 Phone: (706)850-6477
 Email: Mjennings@athenscg.com

Authorized Agent:
 ABE Consulting, Inc.
 2410 Hog Mountain Road, Ste. 103
 Watkinsville, Georgia 30677 PE, FASCE
 Contact: ABE Administration, PE, FASCE
 Phone: (706)425-6900
 Email: abe@abeconsultinginc.com

Physical address: 6060 Old Federal Road, Flowery Branch, Ga. 30542
 Tax Parcel #: 08102 001018
 Total Acreage: 2.942 Acres
 Existing Zoning: V-C - Vacation Cottage
 Lots are to be served by Hall County water and individual septic systems.

Hall County Engineering Plot Notes:
 Any stream or state water located on this property may be subject to a 50 foot undisturbed natural vegetation buffer and a 75 foot 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 or a portion thereof is not located in a Flood Hazard Area as shown on Flood Insurance Rate Map# 13190C 02086, Hall county Georgia, Dated 04-04-2018.
 This property or a portion thereof is located in the Hall County Studied Flood Zone per Hall County 05.

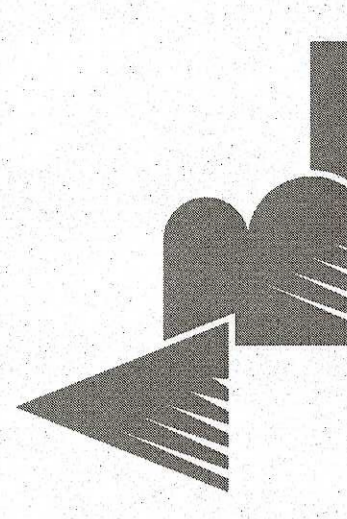
If residential property is subdivided into seven lots or more with all lots accessing existing Hall County, Georgia roads, then stormwater management is required for compliance. (Hall County Code §8-180.120)
 All Driveways must meet hall county driveway regulations per code §12.40.
 All land disturbances over one acre shall require an erosion sedimentation pollution control plan.



LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

$\frac{1}{2}$ " RFB	IRON NAIL FOUND
\square	CENTERLINE FOUND
DB	DEED BOOK
FN	FOUND
IPS	1" STAMPED REBAR SET
\square	1" STAMPED LSF 1010
PL	PROPERTY LINE
\square	PLAT BOOK BEGINNING
PC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
RFB	REBAR FOUND
\square	1/2" CAPPED REBAR SET
\square	STAMPED LSF 1010
\square	(UNLESS OTHERWISE NOTED) (AS DESCRIBED)
\square	COMPUTED POINT (NO PIN)
\square	CONCRETE MONUMENT FOUND
\square	OVERHEAD UTILITIES





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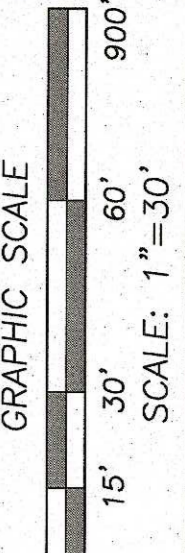
LEVEL III SOIL SURVEY FOR:
STONEWALL INVESTMENTS, LLC.
 TAX PARCEL# 08102 001018
 HALL COUNTY, GA

6060 OLD FEDERAL RD.
 FLOWERY BRANCH,
 GA 30542



REVISIONS	DATE

DATE: 2-1-23
 PROJECT #: 21-027-74



SHEET # **7**

PROJECT DATA:
 OWNER: STONEWALL INVESTMENTS, LLC.
 2300 PETE DICKENS ROAD
 BOGART, GA 30622
 PHONE: 770-616-2359
 EMAIL: TLEICHT@ATHENSCG.COM

CONTRACTOR: ATHENS CONSTRUCTION GROUP
 2300 PETE DICKENS ROAD
 BOGART, GA 30622
 PHONE: 770-616-2359
 EMAIL: TLEICHT@ATHENSCG.COM

ENGINEER & AUTHORIZED AGENT: ABE CONSULTING, INC.
 2410 HOG MOUNTAIN, SUITE 103
 WATKINSVILLE, GA 30677
 CONTACT: ABE ABOUHAMOAN, PE, FASCE
 PHONE: 706-613-8900
 EMAIL: ABE@ABECONSULTINGINC.COM

1. WATER SUPPLY: COUNTY WATER RESOURCES.
2. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEM.
3. THERE ARE NO KNOWN ENVIRONMENTAL AREAS ON THIS SITE.

PROJECT DATA:
 OWNER: STONEWALL INVESTMENTS, LLC.
 2300 PETE DICKENS ROAD
 BOGART, GA 30622
 PHONE: 770-616-2359
 EMAIL: TLEICHT@ATHENSCG.COM

CONTRACTOR: ATHENS CONSTRUCTION GROUP
 2300 PETE DICKENS ROAD
 BOGART, GA 30622
 PHONE: 770-616-2359
 EMAIL: TLEICHT@ATHENSCG.COM

ENGINEER & AUTHORIZED AGENT: ABE CONSULTING, INC.
 2410 HOG MOUNTAIN, SUITE 103
 WATKINSVILLE, GA 30677
 CONTACT: ABE ABOUHAMOAN, PE, FASCE
 PHONE: 706-613-8900
 EMAIL: ABE@ABECONSULTINGINC.COM

1. WATER SUPPLY: COUNTY WATER RESOURCES.
2. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEM.
3. THERE ARE NO KNOWN ENVIRONMENTAL AREAS ON THIS SITE.

Course	Bearing	Distance
1	Rad: 711.47' Tan: 94.42' Chd: S 38°14'02"E 187.20'	Arc: 187.74' CA: 15°07'09" 187.20'
2	Rad: 251.56' Tan: 35.00' Chd: S 37°52'19"E 14.74'	Arc: 69.56" CA: 15°50'36" 69.34'
3	N 84°54'47"W Rad: 940.52' Tan: 43.35' Chd: N 87°33'08"W 86.62'	Arc: 86.65" CA: 5°16'43" 86.62'
4	Rad: 1272.90' Tan: 95.05' Chd: N 85°55'16"W 189.56'	Arc: 189.74' CA: 8°32'26" 189.56'
5		

LEVEL III SOIL SURVEY

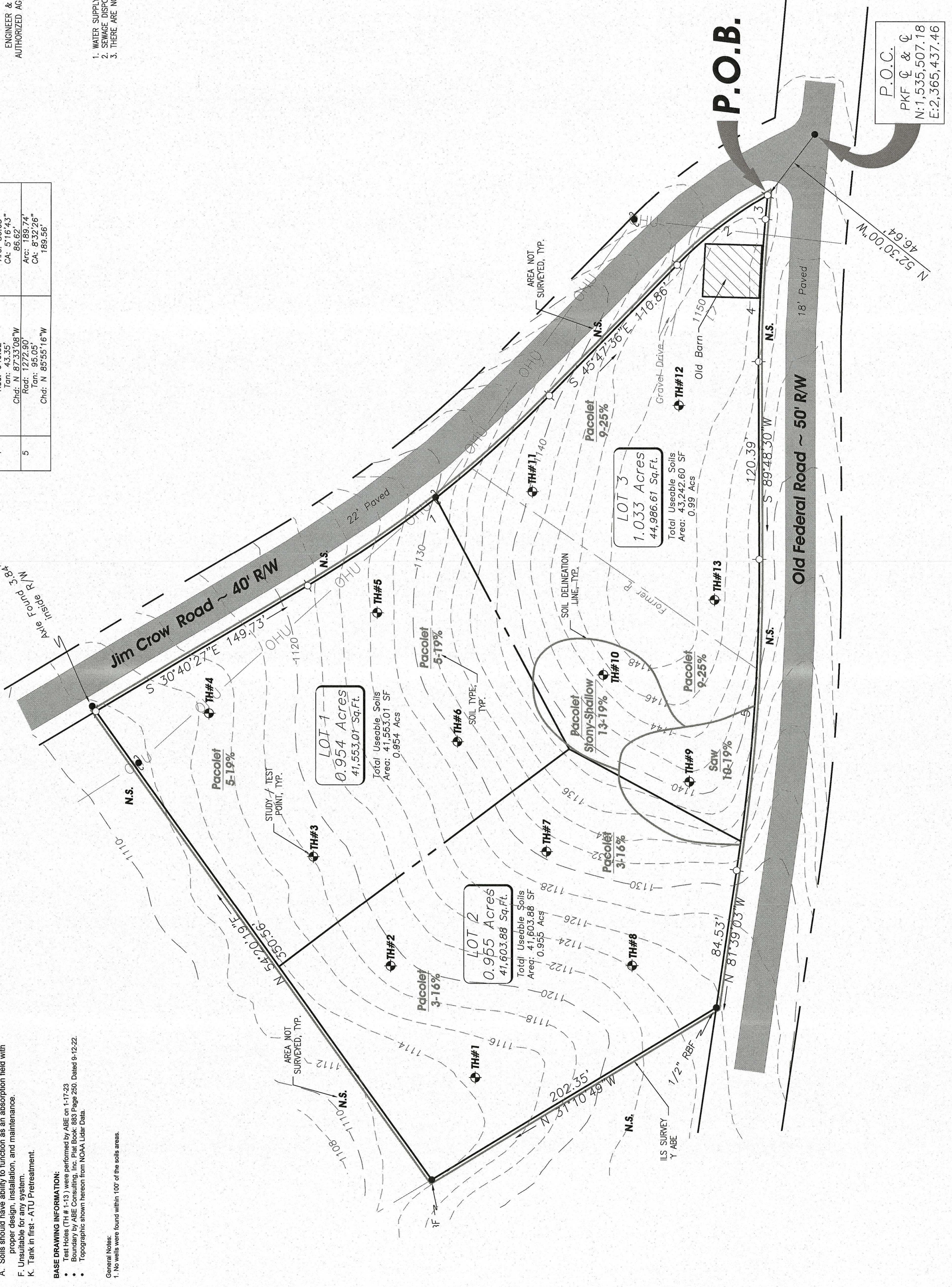
NRCS SERIES	Depth to ROCK (inches)	TRENCH DEPTH (inches)	PERC RATE (inches/hr)	DPH CODE
Pacolelet	>72	24-36	45	K
Pacolelet Stony Shallow	>72	18-24	75	A
Saw	30-42	N/A	NR	F

Note: - Rock is defined as material impervious to auger
 - Depth to water is defined as the depth to first indication of saturation

SUITABILITY CODES:
 A. Soils should have ability to function as an absorption field with proper design, installation, and maintenance.
 F. Unsuitable for any system.
 K. Tank in first - ATU Pretreatment.

BASE DRAWING INFORMATION:
 • Test Holes (TH # 1-13) were performed by ABE on 1-17-23
 • Boundary by ABE Consulting, Inc. Plat Book: 883 Page 250. Dated 9-12-22.
 • Topographic shown hereon from NOAA Lidar Data.

General Notes:
 1. No wells were found within 100' of the soils areas.



P.O.C.
 PKF Q & Q
 N: 1,535,507.18
 E: 2,365,437.46



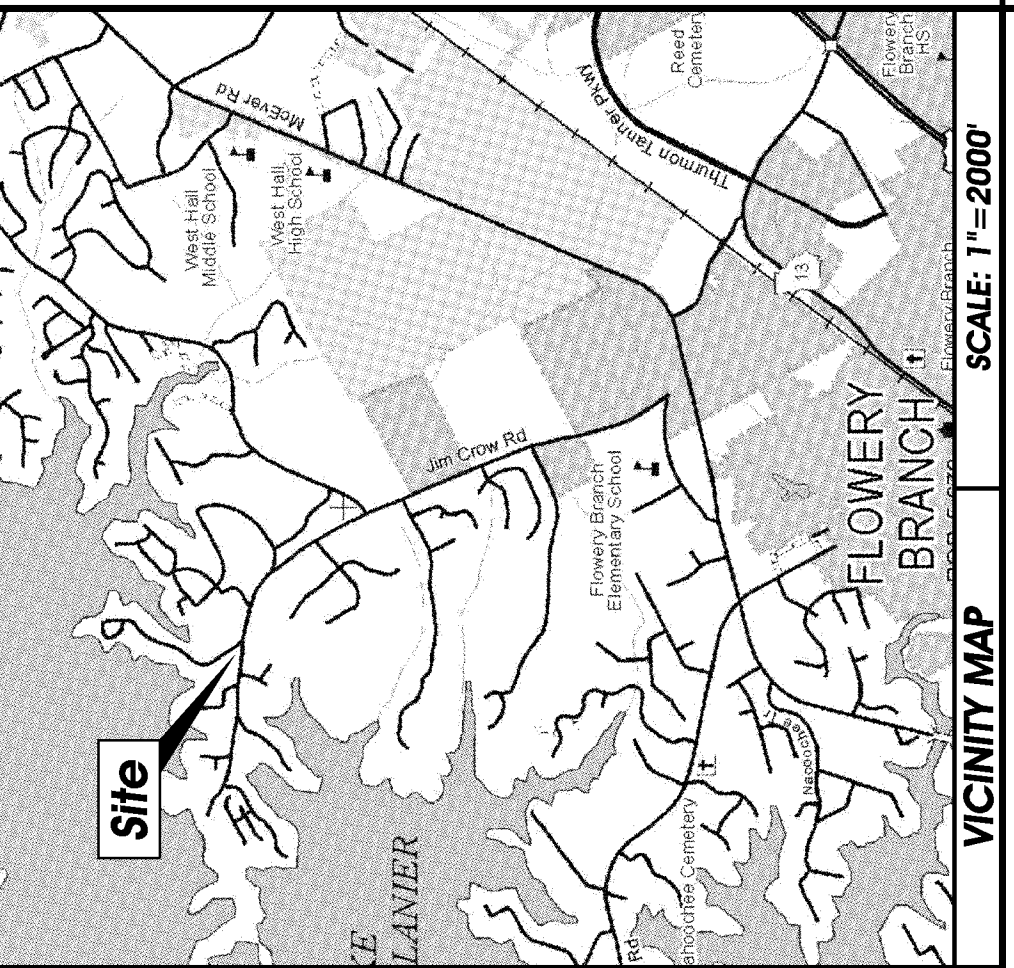
eFiled and eRecorded
DATE: 04/28/2023
TIME: 10:13 AM
PLAT BOOK: 883
PAGE: 250 - 250
FILING FEES: \$10.00
PART ID: 9040303858
RECORDED BY: EAR
Charles Baker, C.S.C
Hall County, GA

ABBREVIATIONS/SYMBOLS

○	CENTRILINE
□	PLAT BOOK FOUND
PS	1/2" CAPPED REBAR SET
ST	STAMPED LSF 1010
PL	PLAT BOOK
PK	P.K. NAIL FOUND
PKB	POINT OF BEGINNING
PKC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
REB	REBAR FOUND
RD	RIGHT-OF-WAY
1D	1/2" CAPPED REBAR SET
1D	STAMPED LSF 1010
○	(UNLESS OTHERWISE NOTED)
○	IRON NAIL FOUND
○	COMPUTED POINT (NO PIN)
○	CONCRETE MONUMENT FOUND
○	OVERHEAD UTILITIES

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 706-425-9631 (FAX)
 abe@abeconsultinginc.com
 www.abeconsultinginc.com



Retracement Survey for:
Stonewall Investments, LLC
 6060 Old Federal Road
 Flowerly Branch, Ga.
 Hall County
 Land Lot 102 of
 the 8th District
 Being that parcel of land described in
 Deed Book 9036 page 562 Hall
 County Records

Total project area: 2.942 Acres
Tax Parcel #: 08102 001018
Existing Zoning: V-C

Contact 811 for utilities

COLORS FOR UTILITY LOCATING:
 White = Prop. Excavation
 Pink = Temp. Survey Markings
 Red = Electric
 Yellow = Gas/Oil
 Orange = Phone/Cable
 Blue = Water
 Purple = Reclaimed Water
 Green = Sewer

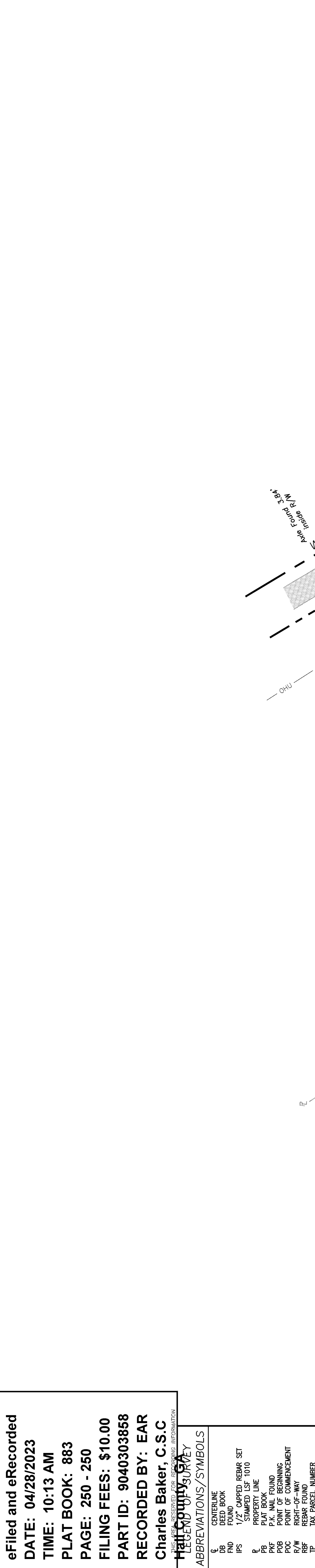
This plat is a retracement of an existing parcel or parcels of land and does not constitute a new survey. It is based on information of the documents, maps, plats, or other instruments which created the parcel or parcels and are subject to the accuracy of that information. It is not a warranty of title, jurisdiction, availability of permits, compliance with local regulations or requirements, nor does it constitute a representation or warranty of any kind. The undersigned Land Surveyor certifies that this plat complies with the rules and regulations of the Georgia Board of Land Surveyors in Georgia as set forth in the rules and regulations of the Georgia Board of Land Surveyors and as set forth in O.C.G.A. Section 15-6-63.2.

DATE PREPARED: 9-12-22
PROJECT #: 21-027-74
DATE: 9-12-22
LSF# 1010

REVISIONS

GRAPHIC SCALE
 0' 25' 50' 100' 150'
 SCALE: 1" = 50'

SHEET # 1



Survey Closure Statement

Course	Bearing	Distance
1	Rod: 711.47' Tan: 94.42' Chd: S 35° 14' 02" E	Arc: 187.74' CA: 15707.09'
2	Rod: 35.00' Chd: S 37° 52' 18" E	Arc: 187.60' CA: 15590.36'
3	N 84° 54' 47" W 14.74'	Arc: 86.65' CA: 5164.43'
4	Rod: 940.52' Tan: 43.35' Chd: N 87° 33' 08" W	Arc: 86.62' CA: 189.74'
5	Rod: 1272.90' Tan: 85.05' Chd: N 85° 55' 16" W	Arc: 832.26' CA: 189.56'

PROJECT DATA

Owner:
 Stonewall Investments, LLC
 2300 Pete Dickens Road
 Bogart, Ga. 30622
 Contact: Mr. Mark Jennings
 Phone: (706) 650-6477
 Email: mjennings@stoneallinc.com

Authorized Agent:
 ABE Consulting, Inc.
 2410 Hog Mountain Road, Site 103
 Watkinsville, Georgia 30677
 Contact: Abe Abolmoham, PE, FASCE
 Phone: (706) 613-8900
 Email: abe@abeconsultinginc.com

Physical address: 6060 Old Federal Road, Flowerly Branch, Ga. 30542
 Tax Parcel: 08102 001018
 Total Acreage: 2.942 Acres
 Existing Zoning: V-C - Vacation Cottage
 Lot is to be served by Hall County water and septic system.

Hall County Engineering Notes:
 Any stream or state water located on this property may be subject to a 50 feet undisturbed natural vegetation 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 not located in a Flood Hazard Area as shown on Flood Insurance Rate Map #13139C 02086, Hall county Georgia, Dated 04-04-2018.

This property is located in the Hall County Future Flood Zone per Hall County 6S.
 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 §8.180.120 and §8.180.130) [Surveyor to provide all previous parent tracts of land's parcel id's]

Building Setbacks per current zoning:
 Front: 55'
 Rear: 20'
 Side: 10'

Surveyor's Notes:

- This Plat of Survey was prepared without the benefit of a title abstract. The property shown herein is subject to easements, restrictions, reservations, rights-of-way and other encumbrances, both public and private.
- Underground utilities and foundations, if any, have not been located.
- The term "certification" as used in rule 180-6-.09(2) and (3) and related to Professional Engineering or Professional Land Surveying services, as defined in O.C.G.A. 43-15-216) and (17), shall mean a signed statement based upon facts and knowledge known to the signatory and is not a guarantee or warranty, either expressed or implied.
- Bearings and coordinates are based on Grid North, Georgia West Zone derived from GPS observations utilizing the eGPS network.
- Zoning and setback information, if shown, should be verified by the appropriate planning/zoning agency prior to design or construction activities.

Stacy C. Codd
 9-12-22
 Stacy C. Codd, Georgia P.E.S. #2729 9-12-22

ABE CONSULTING INC.
 PROFESSIONAL LAND SURVEYOR
 STACY C. C. CODD