

LEGEND
 BOC = BACK OF CURB
 BSL = BUILDING SETBACK LINE
 P/L = PROPERTY LINE
 R/W = RIGHT OF WAY
 LL = LAND LOT
 LLL = LAND LOT LINE
 N/F = NOW OR FORMERLY
 POB = POINT OF BEGINNING
 NTS = NOT TO SCALE
 IPF = IRON PIN FOUND
 IPS = IRON PIN SET
 COR MON = USCOC MONUMENT
 RB = REBAR
 CTP = CRIMP TOP PIPE
 OTP = OPEN TOP PIPE
 SQ. ROD = SQUARE ROD
 AIF = ANGLE IRON FOUND
 CMP = CORRUGATED METAL PIPE
 RCP = REINFORCED CONC. PIPE
 WM = WATER METER
 WV = WATER VALVE
 PP = POWER POLE
 LP = LIGHT POLE
 PH. BOX = PHONE BOX
 U/G = UNDERGROUND
 C.O. = SEWER CLEAN-OUT
 SS = SANITARY SEWER
 MH = MAN HOLE
 FFE = FINISHED FLOOR ELEV.
 FH = FIRE HYDRANT
 DE = DRAINAGE EASEMENT
 PDI = PEDESTAL DROP INLET
 DI = DROP INLET
 LCP = LOT GRADING PLAN
 SWCB = SINGLE WING CATCH BASIN
 DWCB = DOUBLE WING CATCH BASIN
 --G-- = GAS LINE
 --P-- = POWER LINE
 --SS-- = SANITARY SEWER LINE
 --FM-- = SANITARY FORCE MAIN
 --T-- = TELEPHONE LINE
 --W-- = WATER LINE
 --X-- = FENCE LINE

DATE OF SURVEY: 12-12-2022 & 01-12-2024
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A (OPEN TRVS) FEET AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 840,405 FEET.
 BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.
 THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A NIKON TOPGUN.
 A PORTION THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP 13139C0292G, DATED ON 12/01/2022.

THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY RICHARD WEBB & ASSOCIATES AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

Course	Bearing	Distance
L1	S 88°56'54" W	107.54'
L2	S 88°56'54" W	52.36'
L3	S 88°56'54" W	49.46'
L4	S 88°56'54" W	13.79'
L5	S 84°13'35" W	36.85'
L6	N 04°04'25" W	10.23'
L7	N 84°13'35" E	38.05'
L8	N 04°27'14" W	10.24'
L9	S 88°56'54" W	31.01'
L10	N 72°16'17" W	63.92'
L11	N 01°36'27" W	148.12'
L12	N 11°43'25" E	151.55'
L13	N 89°51'47" E	170.10'

TOTAL = 17.141 ACRES
746,658.49 SQUARE FEET
PARCELS 15046-000087, 15046-000088, 15046-000089, & 15046-000100
ZONED R-I

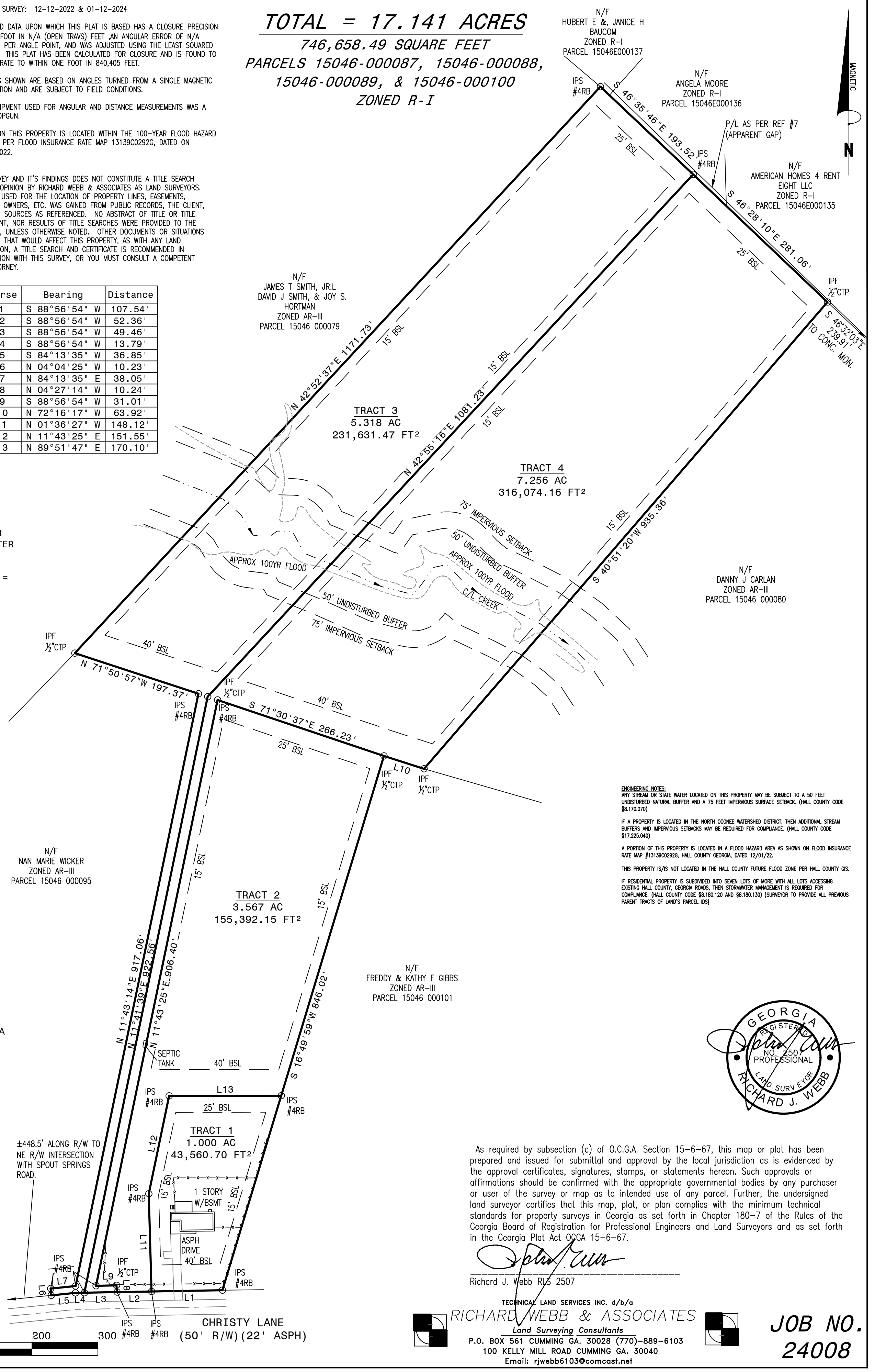
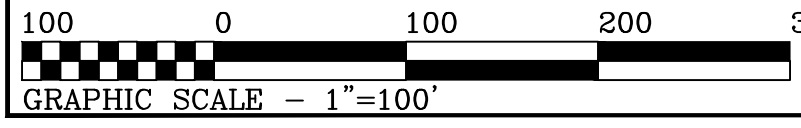
- REZONING NOTES**
- REZONING FROM R-I TO AR-III
 - SETBACKS:
 FRONT - 65' FROM C/L OR 40', WHICHEVER IS GREATER
 SIDE - 15'
 REAR - 25'
 - MINIMUM SQUARE FOOTAGE = 43,560 FT² WITH PUBLIC WATER.

- NOTES & REFERENCES:**
- PLAT BOOK 95 PAGE 303
 - PLAT BOOK 98 PAGE 34
 - PLAT BOOK 101 PAGE 37
 - PLAT BOOK 103 PAGE 195
 - PLAT BOOK 114 PAGE 218
 - PLAT BOOK 121 PAGE 158
 - PLAT BOOK 777 PAGE 225A HALL COUNTY RECORDS.

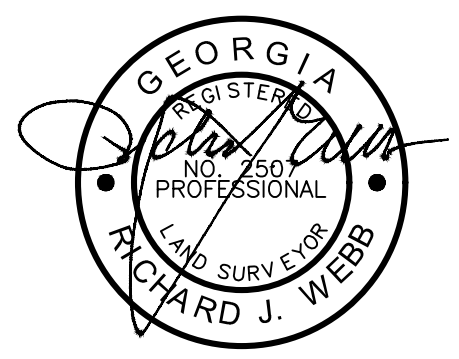
OWNER/PROPERTY INFO:
 AMANDA & JAMES EDWARDS
 6195 CHRISTY LANE
 FLOWERY BRANCH, GA 30542

REZONING PLAT FOR:
AMANDA & JAMES EDWARDS

G.M.D. 1270
 HALL COUNTY, GEORGIA
 FEBRUARY 1, 2024



ENGINEERING NOTES:
 ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE §8.170.070)
 IF A PROPERTY IS LOCATED IN THE NORTH OCOOEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE §17.225.040)
 A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0292G, HALL COUNTY GEORGIA, DATED 12/01/22.
 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 OF 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 IDS]



As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been prepared and issued for submittal and approval by the local jurisdiction as is evidenced by the 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 the survey or map as to intended use of any parcel. Further, the undersigned land surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act OCGA 15-6-67.

Richard J. Webb
 Richard J. Webb RLS 2507

TECHNICAL LAND SERVICES INC. d/b/a
RICHARD WEBB & ASSOCIATES
 Land Surveying Consultants
 P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103
 100 KELLY MILL ROAD CUMMING GA. 30040
 Email: rjwebb6103@comcast.net

JOB NO.
24008

GENERAL NOTES AND COMMENTS:

- 1) Base Map Source: Plat from client and Hall Co GIS data, which may contain errors.
- 2) All borings and features on soil map were located using differentially corrected GPS Data.
- 3) Lines delineating soil unit boundaries on map should not be considered exact. Instead, they should be considered as transitional areas separating units of soils with similar physical characteristics and utilization.
- 4) Alterations, during construction or prior to drain field installation, that result in significant changes to the natural soil profile (i.e. filling or grading >18"), render the specifications of those soils inapplicable. Those soils should be reevaluated to determine suitability prior to drain field installation.
- 5) disturbance to the soil on the trench walls. Smearing of trench walls or improper installation can lead to system failure. Sides of wall should be picked if possible. Trench bottom should be raked.
- 6) Drain field should be installed in dry conditions to preserve structure, prevent smearing and clogging.
- 7) When trench lines are dug by installer, every precaution should be taken to ensure that there is minimal disturbance to the soil on the trench walls. Smearing of trench walls or improper installation can lead to system failure. Sides of wall should be picked if possible. Trench bottom should be raked.
- 8) Drain field should be installed in dry conditions to preserve structure, prevent smearing and clogging.
- 9) Down-spouts and drainage grading should be diverted away from drain-field area to prevent saturation.
- 10) Rock inclusions may exist that are not delineated by a level 3 soil survey
- 11) At Level 3 survey intensity, soil unit lines do not delineate exact soil series boundaries. These lines should be considered transitional areas of soil series or utilization changes. Level 3 survey intensity provides approximately 1/3 acre resolution. Units of suitable soils that border or are inclusions in units of marginal or unsuitable soil may need to be more intensely surveyed to better delineate soil unit boundaries.
- 12) Line reducing septic systems and effluent composition may have an effect on septic system performance and longevity.
- 13) Drain field area should be protected from construction traffic and building material placement.
- 14) Drain field should be protected before any rain event after installation from sheet flow and concentrated flow to prevent sediment in solution and surface water from entering drain line and clogging the soil-trench interface. Soil particles, sand, silt, clay can be transported and deposited in drain field area. Diversion swales, grass or some type of ground cover should be used to minimize sediment movement. flow should implement drainage measures to divert concentrated flow.
- 15) Percolation rates are estimated based on a number of factors, soil type, composition, texture, hydric indicators and landscape position. These rates can change based on construction activities and installation practices. These rates can also change over time depending on how much effluent and composition is dispersed.



6189,6191 CHRISTY LANE
Level III Soil Survey; Summit Soil Consulting Inc.
HALL COUNTY

NRCS SERIES	Depth to ROCK inches	Depth to WATER inches	TRENCH DEPTH inches	ESTIMATED PERC RATE min/in	DOH CODE
Rion	>72	>72	24-45	55	A

Note: - Hard rock is defined as material impenetrable by hand auger, soft saprolite excluded
 - Depth to water is defined as the depth to first indication of seasonal saturation

SUITABILITY CODES:

A: Soils should have ability to function as an absorption field with proper design, installation, and maintenance.

Client Data:
Amanda Edwards
Address
Location
Phone:

Date: 11/20/23

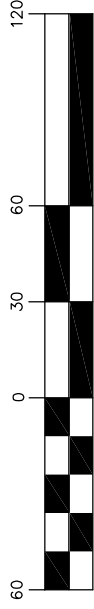
LEVEL 3
SOIL SURVEY

The information contained in this report is based on the professional opinion and judgement of Summit Soil Consulting, Inc. The soil scientist has no control over the permitting, design, installation, or maintenance of septic systems. Therefore, the soil scientist does not guarantee the performance of any septic system installed on this property.

These documents and permitted reproductions, in whole or in part, are proprietary of Summit Soil Consulting, Inc. and should not be reproduced or used for any other purposes, unless otherwise agreed to, other than those indicated herein and are subject to written permission, release and due compensation to Summit Soil Consulting, Inc.

ALL RIGHTS RESERVED

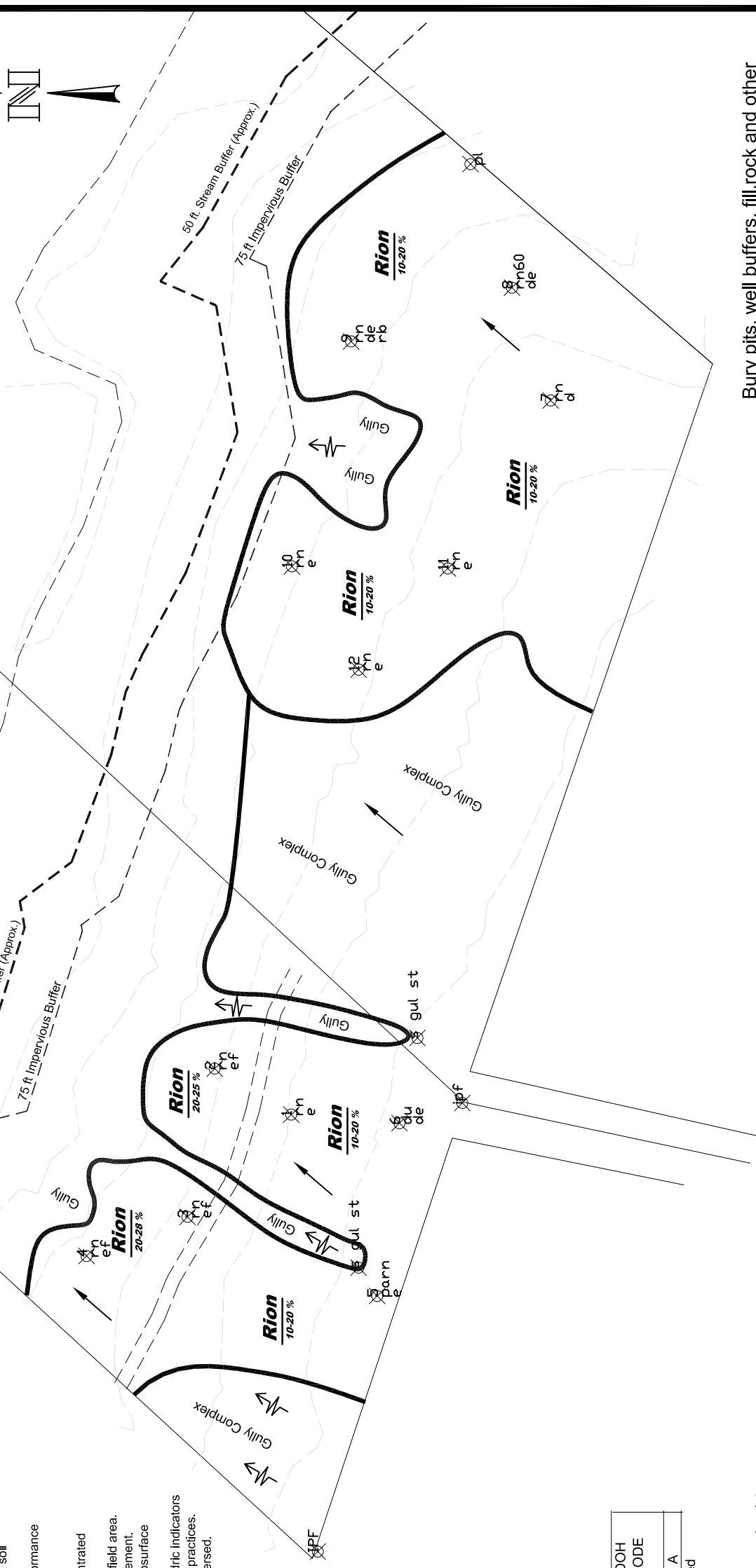
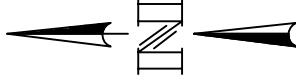
GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

- ⊗ 1 : Represents Boring location (Summit Soil Consulting)
- ↖ : Represents Slope Direction
- ↗ : Represents Drainage Flow Direction



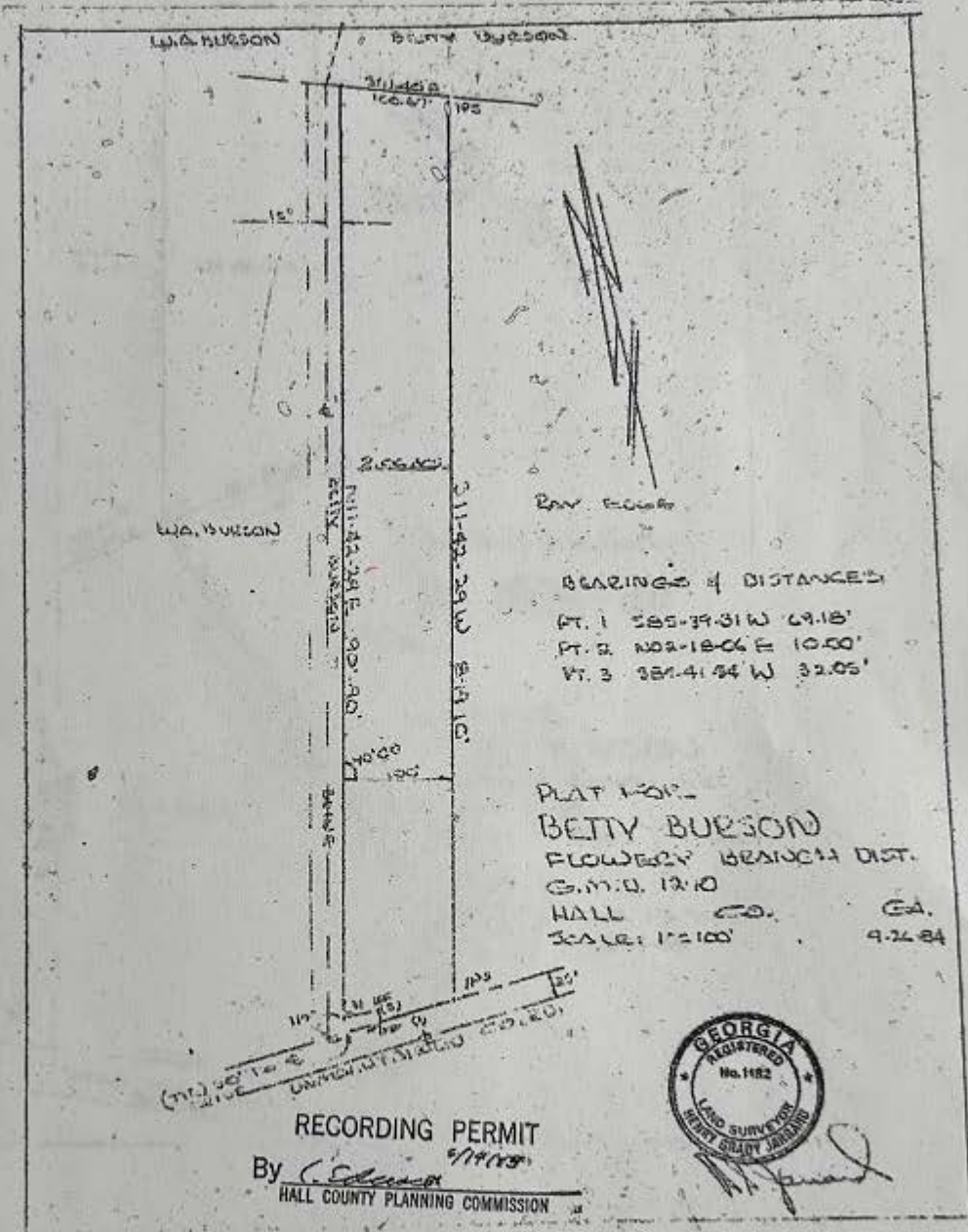
This soil survey meets or exceeds the Georgia Soil Classifiers Board minimum soil investigation standards for on-site sewage disposal systems.

Bury pits, well buffers, fill, rock and other limitations may exist that are not identified by this soil study

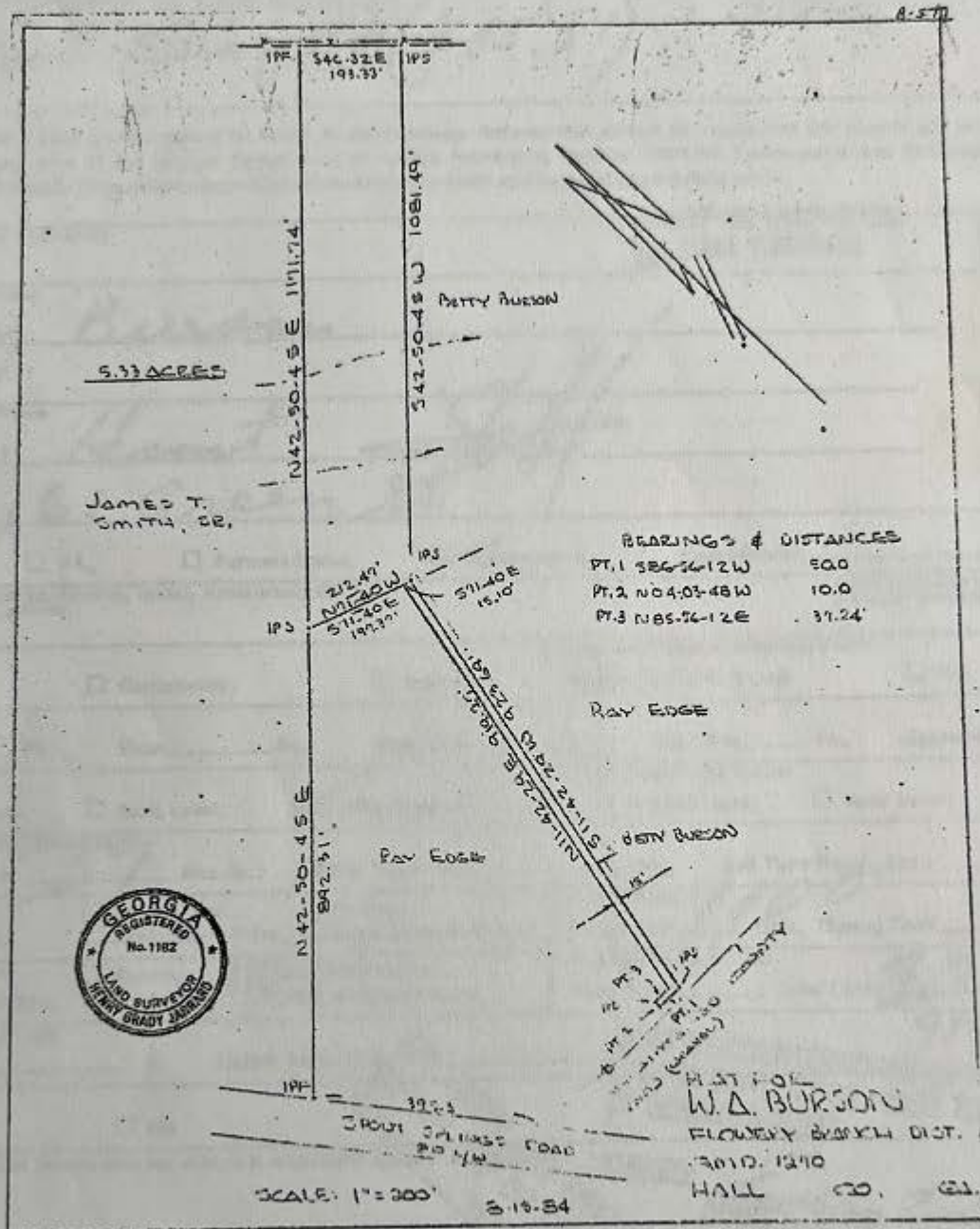
Summit Soil Consulting Inc.
 Soil Surveying Site Plans Wetlands Delineation Septic Design Consulting
(770) 965-1617



853 RAY PALMER RD CLEVELAND GA 30528
 Web : summitsoil.com EMAIL: SUMMITSOIL@GMAIL.COM



Recorded June 14, 1985 - Dwight S. Wood, Clerk



Recorded Sept. 19, 1986

Dwight S. Wood, Clerk