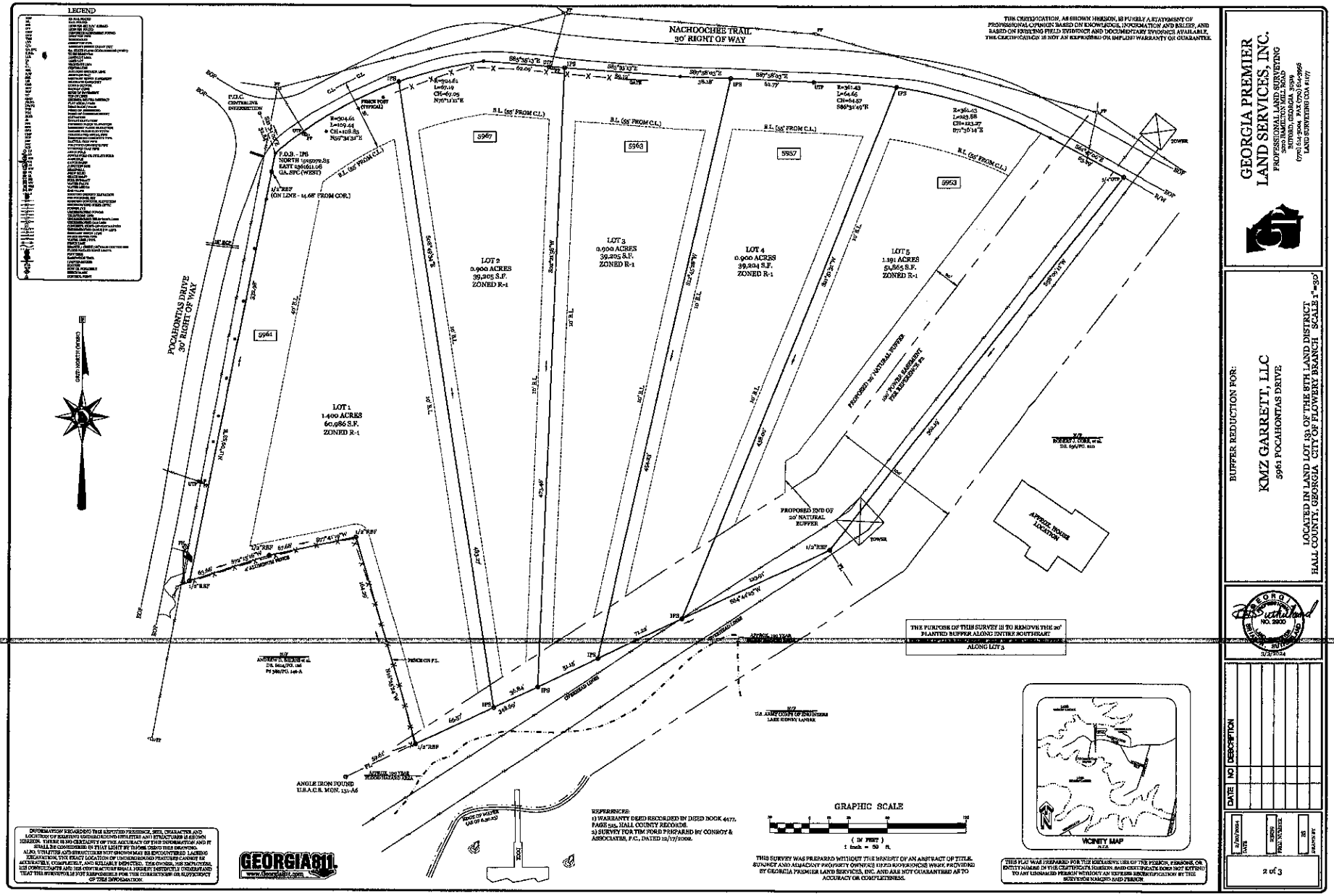
Proposed Plat

Planning & Zoning

Received

March 11, 2024



Lot 5

Street

175 Beex

Driveway

Neighbor House

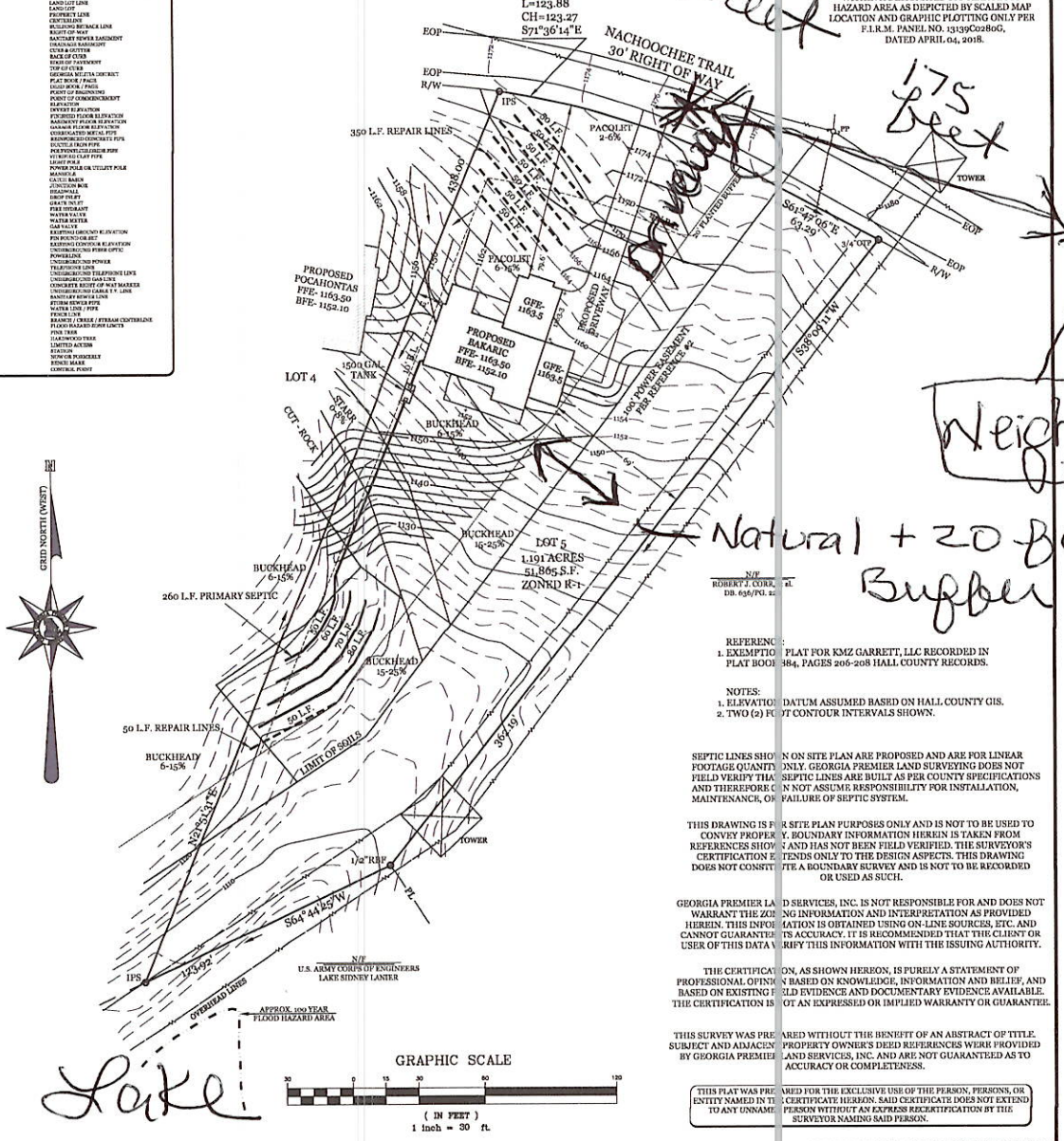
Natural + 20 Foot Buffer

LEGEND

RBF	RE-BAR FOUND
NL	NAIL FOUND
IPS	IRON PIN SET (1/2" REBAR)
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
OTP	OPEN TOP PIPE
CTP	CAP TOP PIPE
CIP	CRIMP TOP PIPE
C/O	SANITARY SEWER CLEAN OUT
G.A. SFC	GA. STEEL PLANK CORRUGATED (WEIRT)
T.B.R.	TO BE REMOVED
LLL	LAND LOT LINE
LL	LAND LOT
P.	PROPERTY LINE
C.L.	CENTERLINE
B/L	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
C&G	CURB & GUTTER
BOC	BACK OF CURB
EOP	EDGE OF PAVEMENT
TC	TOP OF CURB
GVD	GEORGIA VERTICAL DATUM
PB/PG	PLAT BOOK / PAGE
DB/PG	DEED BOOK / PAGE
O.H.P.	OVER HEAD PARKING
POC	POINT OF COMMENCEMENT
ELEV	ELEVATION
D	DIVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
BFE	BASEMENT FLOOR ELEVATION
GFE	GARAGE FLOOR ELEVATION
EOF	EDGE OF FOOTER ELEVATION
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
LP	LIGHT POLE
PP	POWER POLE OR UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
HW	HEADWALL
EI	DROP INLET
GI	GRATE INLET
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
	EARTHWORK GROUND ELEVATION
	PIN FOUND OR SET
	EXISTING CONTOUR ELEVATION
	UNDERGROUND FIBER OPTIC
	POWERLINE
	UNDERGROUND POWER
	TELEVISION LINE
	UNDERGROUND TELEPHONE LINE
	CONCRETE MONUMENT LINE
	CONCRETE RIGHT-OF-WAY MARKER
CATV	UNDERGROUND CABLE T.V. LINE
	SANITARY SEWER LINE
	STORM SEWER PIPE
	WATER LINE / PIPE
	FENCE LINE
	BRANCH / CREEK / STREAM CENTERLINE
	FLOOD HAZARD ZONE LIMITS
	TREE LINE
	HARDWOOD TREE
	LIMITED ACCESS
	STATION
	NON-OR PERSCRIBLY
	BENCH MARK
	CONTROL POINT

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 159,859 FEET AND CONTAINS 1.191 ACRES.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 13139C0280G, DATED APRIL 04, 2018.



Lake

Natural + 20 Foot Buffer

REFERENC
1. EXEMPTIO PLAT FOR KMZ GARRETT, LLC RECORDED IN PLAT BOO 384, PAGES 206-208 HALL COUNTY RECORDS.

NOTES:
1. ELEVATIO DATUM ASSUMED BASED ON HALL COUNTY GIS.
2. TWO (2) FO OT CONTOUR INTERVALS SHOWN.

SEPTIC LINES SHO N ON SITE PLAN ARE PROPOSED AND ARE FOR LINEAR FOOTAGE QUANTI ONLY. GEORGIA PREMIER LAND SURVEYING DOES NOT FIELD VERIFY THA SEPTIC LINES ARE BUILT AS PER COUNTY SPECIFICATIONS AND THEREFORE C N NOT ASSUME RESPONSIBILITY FOR INSTALLATION, MAINTENANCE, OR FAILURE OF SEPTIC SYSTEM.

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THE CERTIFICA ON, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINI N BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING F LD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS OT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY WAS PRE ARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACEN PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIE LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LOCATED IN THE CITY LIMITS OF FLOWERY BRANCH

GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3956
LAND SURVEY FIRM COA #1177

GEORGIA LAND SURVEYOR NO. 2900 BRIAN R. SUTHERLAND

No.	By	Date	Revision

ACAD FILE: 23/23239/5961PocahontasDrive/LotsSeptic.DWG

SEPTIC SITE PLAN FO :

KMZ GARRETT, LLC

5963 POCAHONTAS DRIVE

Date: 02.15.2024	and Lot: 131	District: 8th	Sheet No.
County: HALL, GEO IA		Scale: 1" = 30'	1 of 1
Project: 23239		Drawn By: AS	