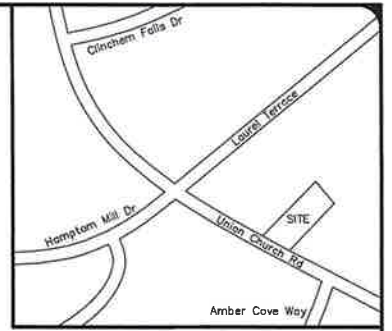


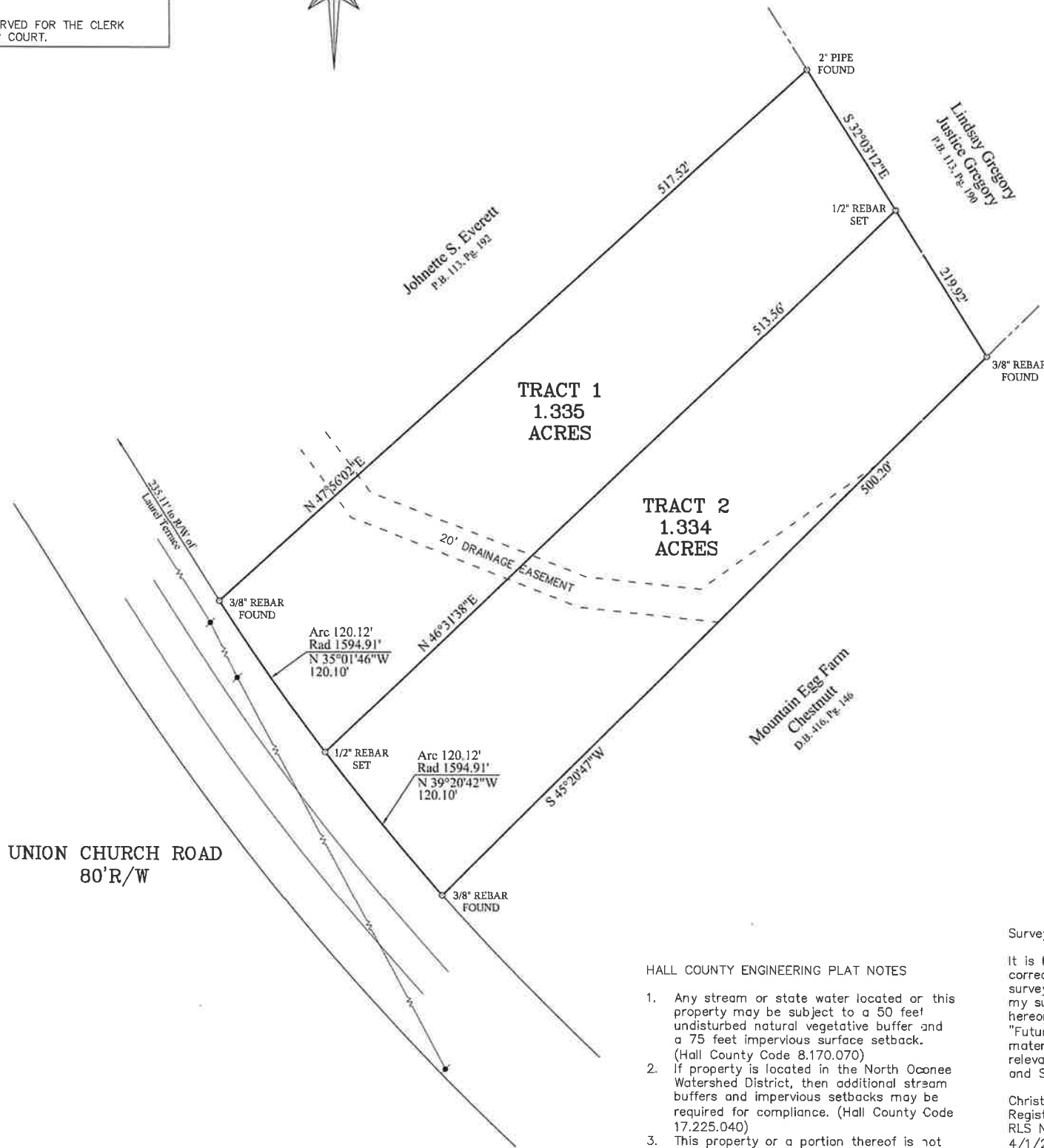
Certificate of Approval

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.

Hall County Planning Director _____ Date _____



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



HALL COUNTY ENGINEERING PLAT 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 or a portion thereof is not located in a Flood Hazard Area as shown on Flood Insurance Rate Map 13139C0313G, Hall County Georgia, dated 12/1/22.
- This property or a portion thereof is not located in the Hall County studied 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)
- All driveways must meet Hall County Driveway Regulations per code 812.40.
- All land disturbances over one acre shall require an erosion sedimentation pollution control plan.

Surveyor's Certificate

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.

Christopher J. Carlan
Registered Ga. Land Surveyor
RLS No. 3003
4/1/24

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 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 property 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.

Christopher J. Carlan
Christopher J. Carlan Ga RLS #3003

Notes:

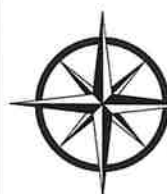
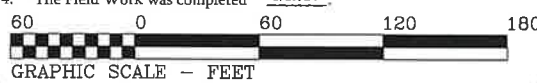
- This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67.
- This survey was prepared without the benefit of a title search. This property is subject to any concerns of which a title search would reveal.
- This property is subject to any easements, restrictions, right-of-ways, or any other encumbrances, both public and private.
- This plat represents that tract of land designated as Map & Parcel 15043A000008, according to Hall County Tax Assessors.
- Reference for subject tract is Plat Book 113, Page 192.

BOUNDARY SURVEY FOR
ANDY CARTER

LOCATED WITHIN
G.M.D. 392
Hall County, Georgia

Scale: 1" = 60' April 1, 2024

- The field data upon which this plat is based has a closure precision of one foot in 18,796 foot and an angular error of .02" per angle point and was adjusted using the Compass Rule.
- This plat has been calculated for closure and is found to be accurate within one foot in 216,530 feet.
- The field equipment used in this survey was a Leica TS12-P Robotic Total Station.
- The Field Work was completed 3/29/24.



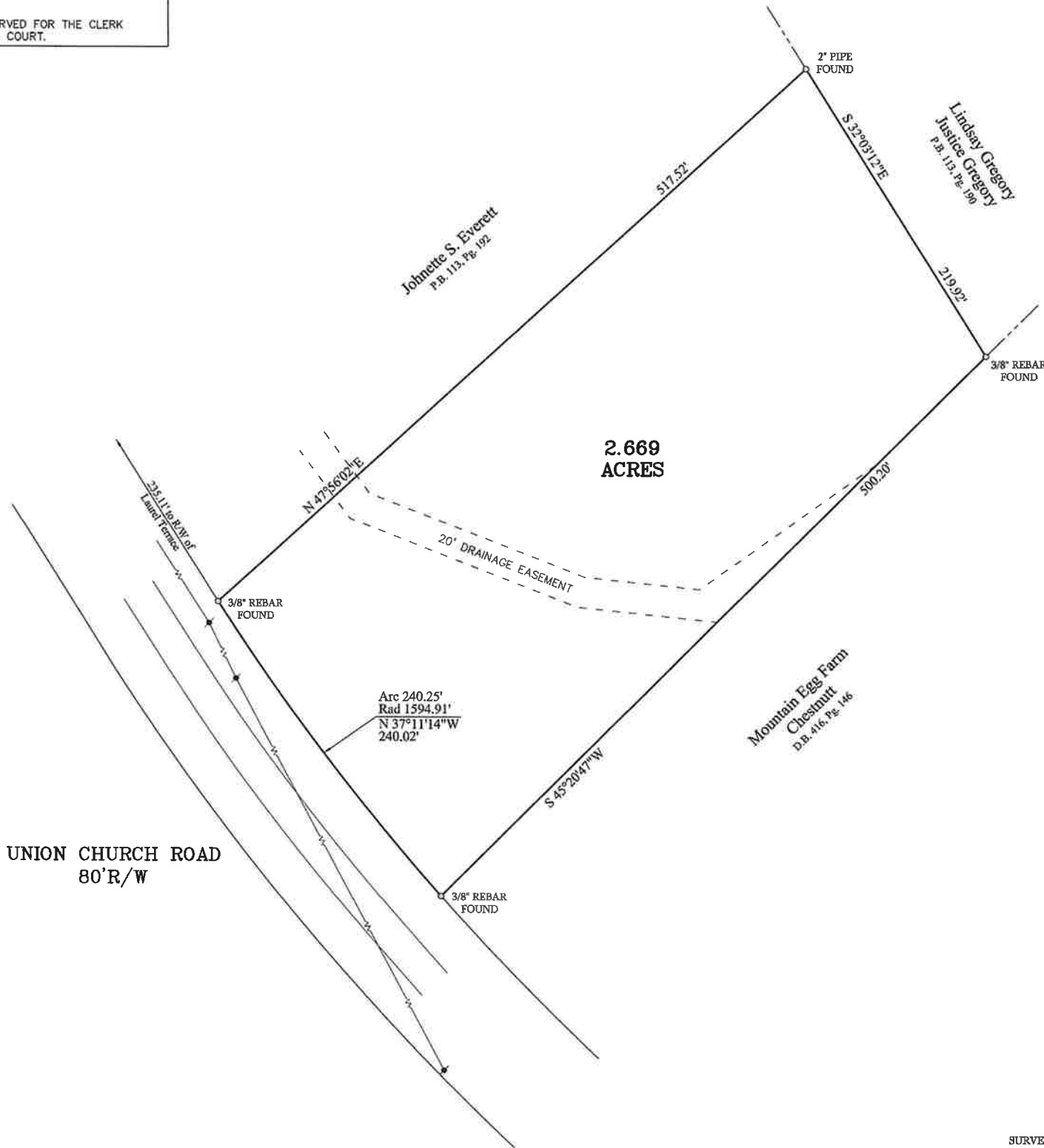
CARLAN
LAND SURVEYORS
970 SOUTH BROAD STREET
COMMERCE, GA 30529
(706)336-5959



JOB NO. 24-104 P.B. B-1089

eFiled and eRecorded
 DATE: 04/01/2024
 TIME: 9:14 AM
 PLAT BOOK: 884
 PAGE: 440 - 440
 FILING FEES: \$10.00
 PART ID: 7402370769
 RECORDED BY: CH
 Charles Baker, C.S.C
 Hall County, GA

THIS BLOCK RESERVED FOR THE CLERK
 OF THE SUPERIOR COURT.



2.669
ACRES

UNION CHURCH ROAD
80' R/W

Arc 240.25'
Rad 1594.91'
N 37°11'14\"/>

Mountain Egg Farm
Chestnut
D.B. 416, Pg. 146

Johnette S. Everett
P.B. 113, Pg. 192

Lindsay Gregory
Justice Gregory
P.B. 113, Pg. 199

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property 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.

Christopher J. Carlan
 Christopher J. Carlan Ga RLS #3003

Notes:

1. This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67.
2. This survey was prepared without the benefit of a title search. This property is subject to any concerns of which a title search would reveal.
3. This property is subject to any easements, restrictions, right-of-ways, or any other encumbrances, both public and private.
4. This plat represents that tract of land designated as Map & Parcel 15043A000008, according to Hall County Tax Assessors.
5. Reference for subject tract is Plat Book 113, Page 192.

BOUNDARY SURVEY
 FOR
ANDY CARTER
 LOCATED WITHIN
 G.M.D. 392
 Hall County, Georgia
 Scale: 1" = 60' April 1, 2024

1. The field data upon which this plat is based has a closure precision of one foot in 18,796 foot and an angular error of 02" per angle point and was adjusted using the Compass Rule.
 2. This plat has been calculated for closure and is found to be accurate within one foot in 216,530 feet.
 3. The field equipment used in this survey was a Leica TS12-P Robotic Total Station.
 4. The Field Work was completed 3/29/24.
- 60 0 60 120 180
 GRAPHIC SCALE - FEET

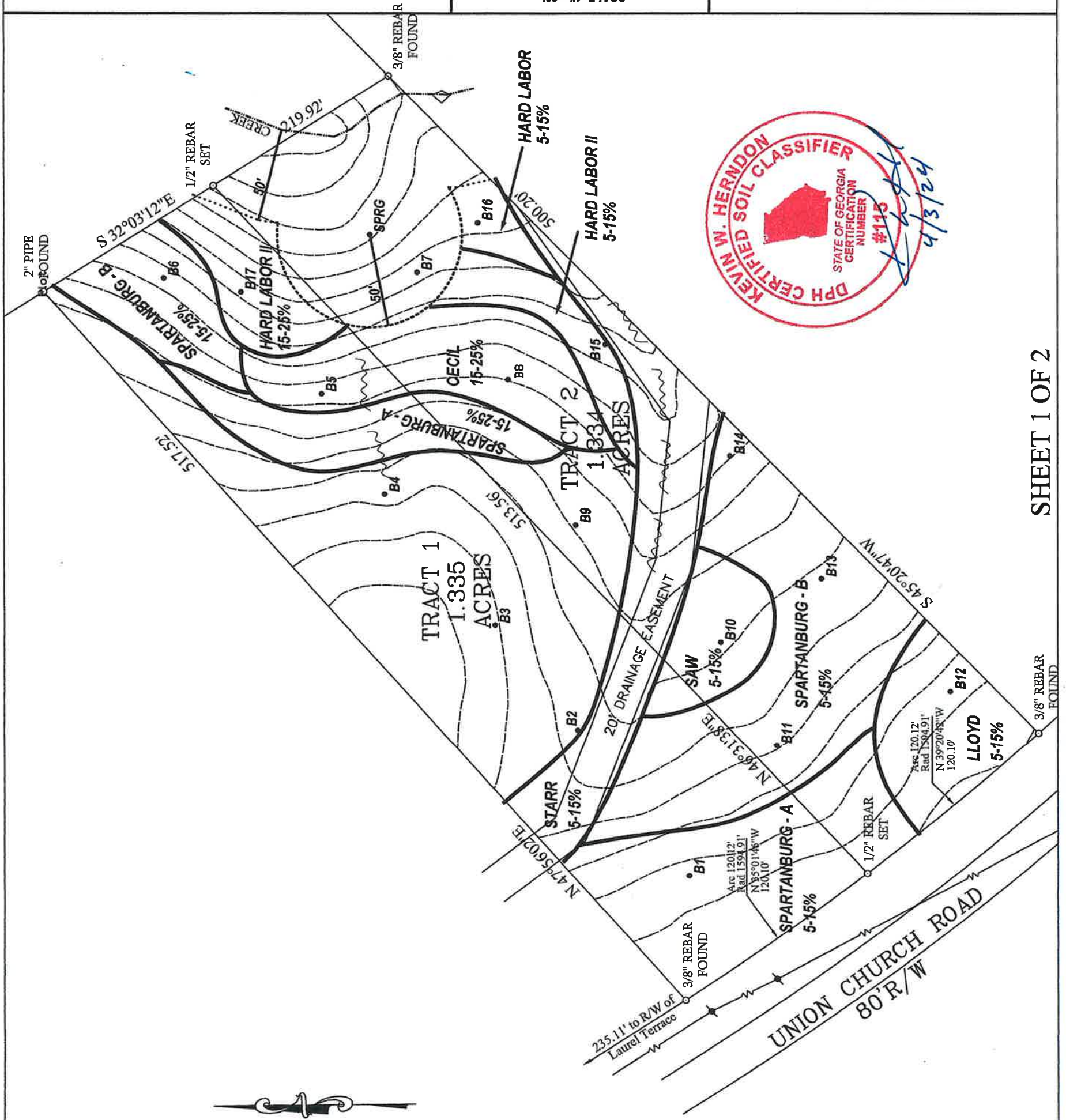
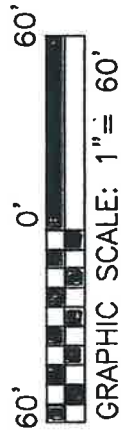


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 LAND SURVEYORS
 970 SOUTH BROAD STREET
 COMMERCE, GA 30529
 (706)336-5959



JOB NO. 24-104 P.B. B-1089

SYMBOL LEGEND	
●	SOIL BORING
↗	SLOPE DIRECTION ARROW
⚡	GULLY



SHEET 1 OF 2

HORIZON ENVIRONMENTAL, INC.
 4330 BLOOMING WAY
 FLOWERY BRANCH, GEORGIA 30542
 KEVIN W. HERNDON, GA SOIL CLASSIFIER
 (404) 444-0259 - horizonsoils@gmail.com

SCALE: 1" = 60'
 SHEET 1 OF 2
 CHECKED BY: KWH
 DRAWN BY: KWH
 REVIEWED BY: KWH
 APRIL 3, 2024

SOIL INVESTIGATION - LEVEL 3
 5279 UNION CHURCH ROAD
 2.66 ACRES TOTAL - TRACTS 1 & 2
 GMD 392
 HALL COUNTY, GEORGIA
 FOR ANDY CARTER

SOIL UNIT	PRED. SLOPE GRADIENT %	DEPTH TO BEDROCK (in)	DEPTH TO HIGH WATER TABLE INDICATORS (in)	INSTALLATION ZONE (in)	ESTIMATED PERC RATE (min./in)	SOIL SUITABILITY CODE
Cecil	15-25	>72	>72	48-60	60	A
Hard Labor	5-15	>72	40	18-24*	75	C1
Hard Labor	15-25	52	30	12-18*	75	C1
Hard Labor II	5-15	>72	55	18-30	75	P
Lloyd	5-15	>72	>72	18-30	65	A1
Saw	5-15	33	>72	12-18*	65	H
Spartanburg-A	5-15	59-65	>72	18-30	65	R
Spartanburg-A	15-25	60->72	>72	18-30	65	R
Spartanburg-B	5-15	>72	50-52	18-24	45	R
Spartanburg-B	15-25	>72	50-52	18-24	45	R
Starr	5-15	>80	>80	NR	NR	F

* = Advanced treatment required
NR = Not Recommended

NOTE:

- 1) If the area proposed for septic system construction is graded or filled to any extent, this report and the recommendations herein are void.
- 2) Soil borings were located using a Trimble global positioning system. Contour/topographic information was taken from NOAA Lidar. Survey was provided by Carlan Surveying. Refer to the official survey for all notations and references.
- 3) The Spring is shown with a 50-foot septic buffer. This should be verified with Hall County Environmental Health (HCEHD). The Creek is shown with a 50-foot septic buffer. This should be verified with HCEHD and Hall County Engineering to determine if an additional 25-foot impervious buffer applies.
- 4) Proper septic installation practices should be followed including trench sidewall and bottom scarification.
- 5) Ensure that any area proposed for septic system installation, including future reserve area, is properly landscaped such that surface water drainage and ponding does not occur. This includes ensuring that runoff from driveway, hardscape and gutters is diverted away from any component of the septic system. This also includes ensuring appropriate separation between the installation area and any drainage feature.

SOIL SUITABILITY CODES:

- A) These soils are considered suitable for a conventional septic system and should function satisfactorily given proper design, installation and maintenance.
- A1) These soils are considered suitable for a conventional septic system and should function satisfactorily given proper design, installation and maintenance. However, these soils have clay layers that extend deep into the lower soil profile. These soils require moderately shallow installation in the upper, natural soil profile where percolation characteristics are more favorable.
- C1) These soils are not considered suitable for a conventional septic system due to shallow water table indicators. These soils can be considered for any type of system that can accommodate the installation depth above. For drip emitter, a loading rate of 0.20 gpd/sqft is recommended. Advanced treatment is required.
- H) These soils are not considered suitable for a conventional septic system due to shallow restrictive rock. These soils can be considered for any type of system that can accommodate the installation depth above. For drip emitter, a loading rate of 0.20 gpd/sqft is recommended. Advanced treatment is required.
- F) Fill soils are not considered suitable for septic system installation due to landscape position and susceptibility to surface and subsurface drainage.
- P) These soils are considered suitable for a conventional septic system installed at a shallow depth due to moderate depths to water table indicators. Care must be taken to maintain installation depth above to avoid advanced treatment being required.
- R) These soils are considered suitable for a conventional septic system and should function satisfactorily given proper design, installation and maintenance. Note these soils may be stony or have semi-hard weathered rock in the lower soil profile. Moderate difficulty of excavation should be expected in some areas. However, restrictive bedrock is not within six feet of the existing surface.

