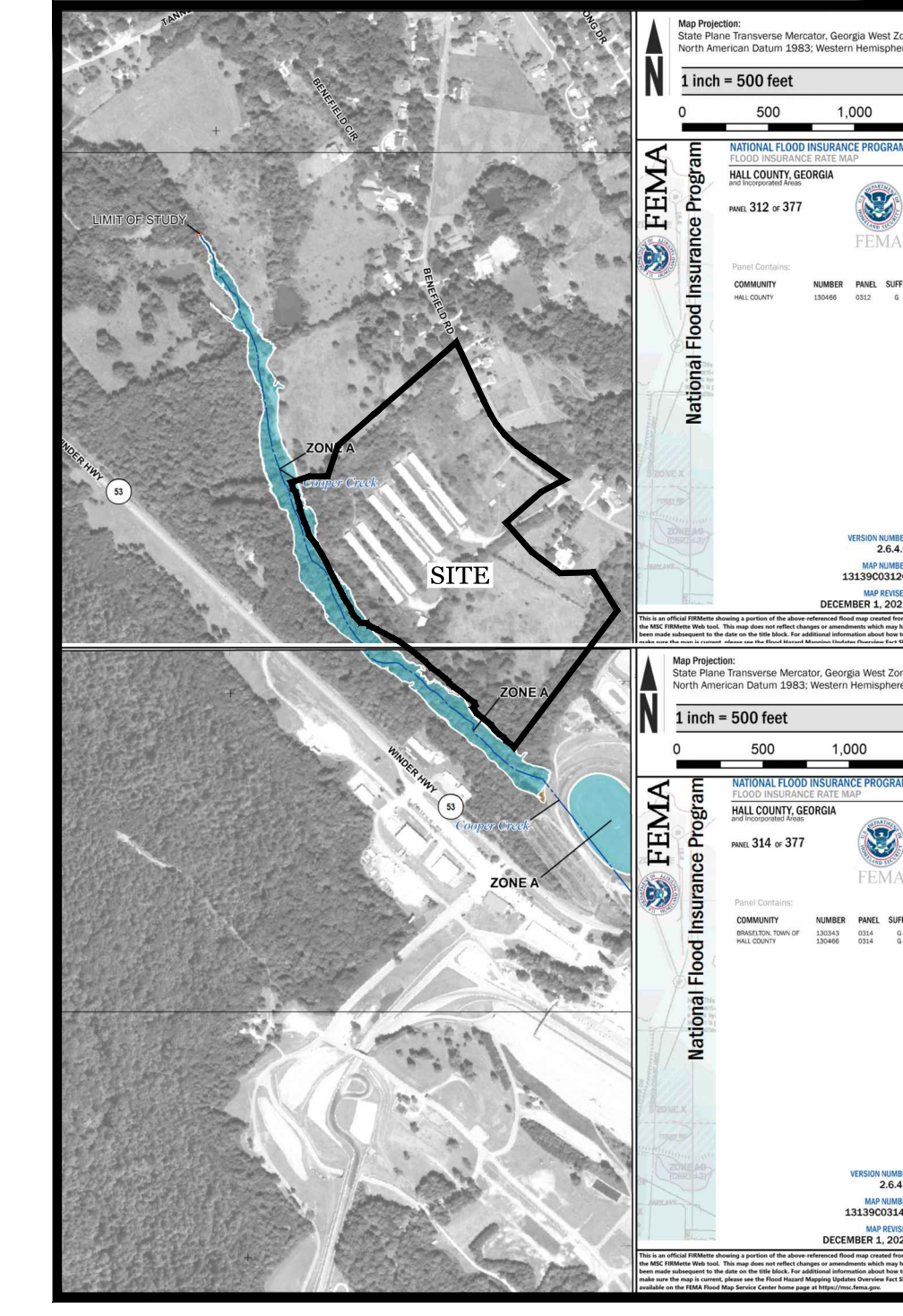
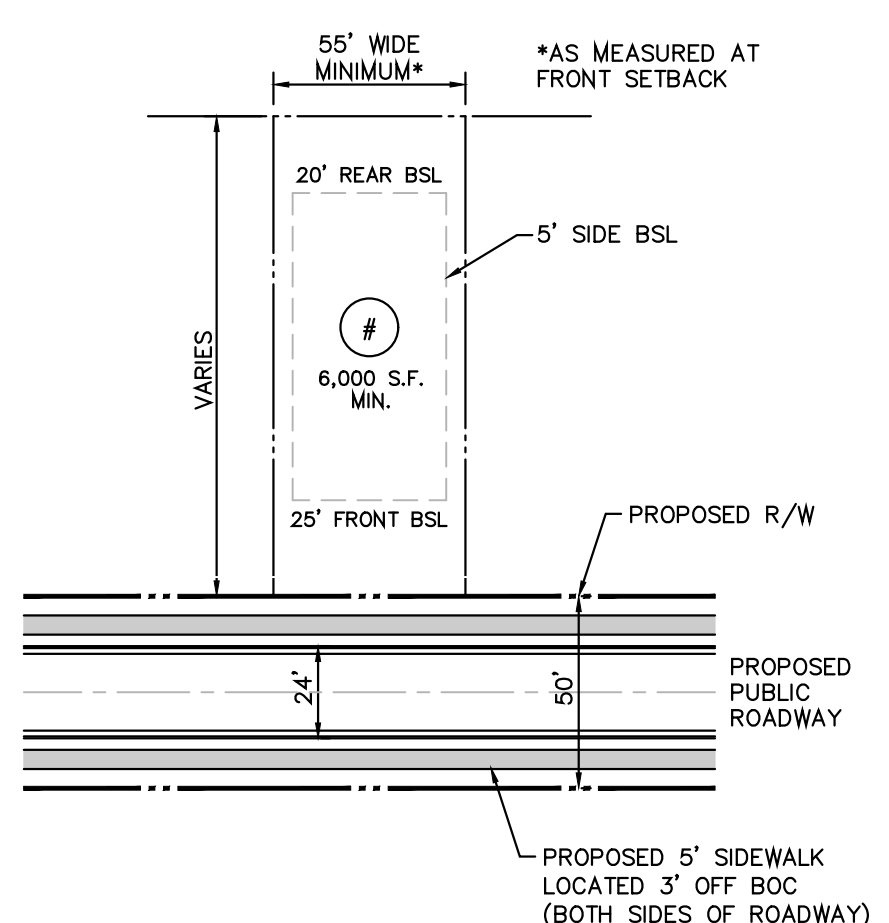


VICINITY MAP  
SCALE 1" = 2,000'

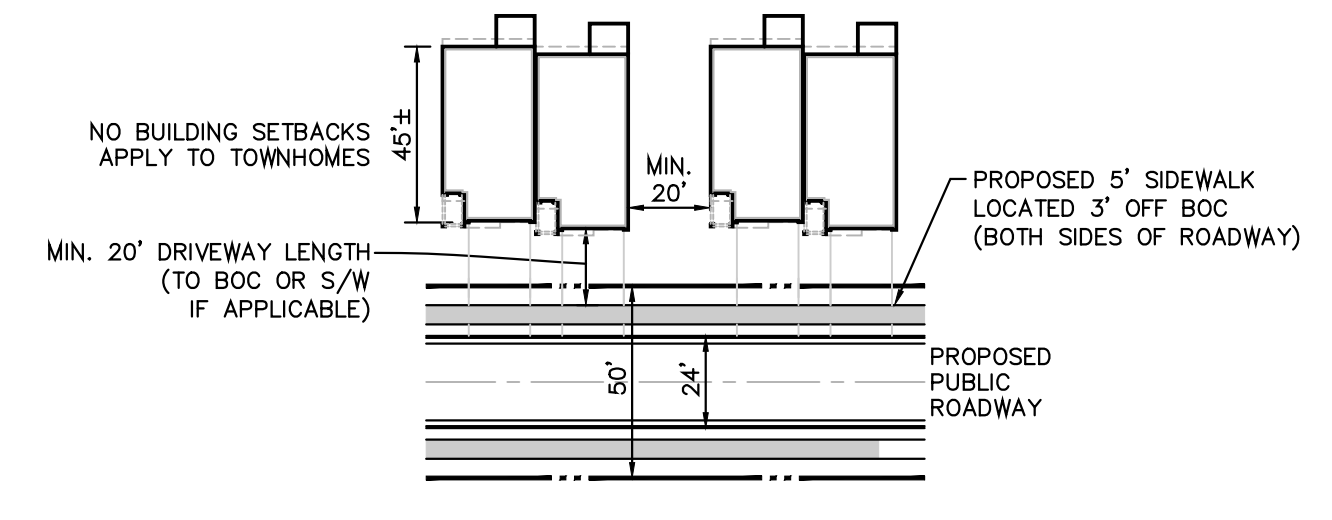


FEMA MAP  
SCALE 1"=1,000'



NOTES:  
 • MINIMUM LOT WIDTH PROVIDED AT FRONT SETBACK = 55 FEET.  
 • ALL GRASSED AREAS ON DWELLING LOTS SHALL BE SODDED.  
 • ALL UTILITIES SHALL BE PLACED UNDERGROUND.

1 TYPICAL LOT DETAIL  
SINGLE FAMILY DETACHED LOTS  
SCALE: 1" = 50'



NOTES:  
 • TOWNHOMES ARE TO BE FEE-SIMPLE FOOTPRINT LOCATED 3' OFF BOC.  
 • ALL GRASSED AREAS ON DWELLING LOTS SHALL BE SODDED.  
 • ALL UTILITIES SHALL BE PLACED UNDERGROUND.

2 TYPICAL LOT DETAIL  
TOWNHOUSE LOTS  
SCALE: 1" = 50'

**COLOR CODES FOR UTILITY LOCATING**

- RED: ELECTRIC
- YELLOW: GAS/OIL
- ORANGE: TELEPHONE
- BLUE: WATER
- GREEN: SEWER

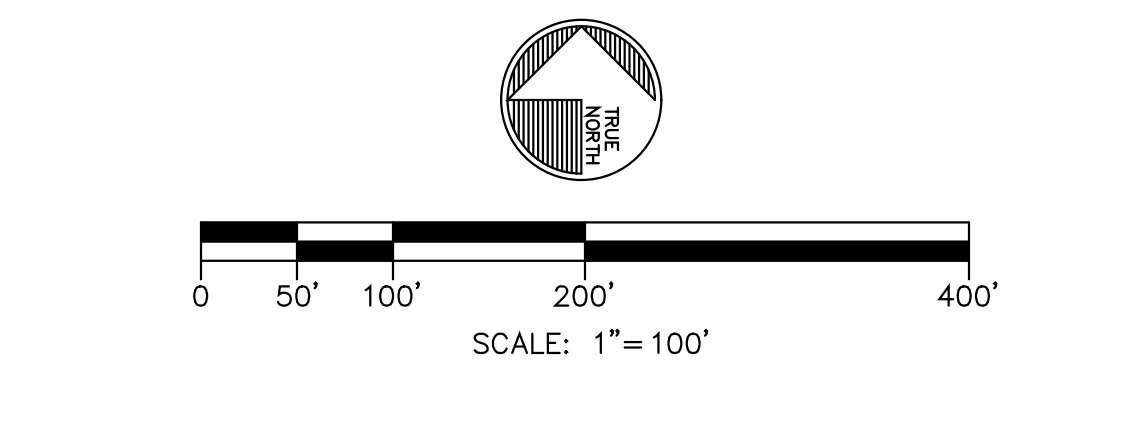
**THREE WORKING DAYS BEFORE YOU DIG GEORGIA CALL**  
**Utilities Protection Center, Inc.**  
 1-800-282-7411  
*It's The Law!*

LINE	BEARING	DISTANCE
L1	N47°55'44"W	152.39'
L2	N44°24'17"W	178.40'
L3	N46°21'14"E	21.87'
L4	N50°32'03"W	199.06'
L5	N48°42'32"W	281.97'
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- (A) 25' STATE UNDISTURBED STREAM BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION ON ALL STREAMS)
- (B) 50' COUNTY UNDISTURBED STREAM BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION ON PERENNIAL STREAMS)
- (C) 75' COUNTY IMPERVIOUS SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION ON PERENNIAL STREAMS)

SITE ANALYSIS	
TOTAL SITE AREA	68.83 AC±
PROPOSED YIELD (A) 24' WIDE TOWNHOME	104 LOTS
(B) 55' WIDE DETACHED LOTS	159 LOTS
TOTAL	263 LOTS
PROPOSED GROSS DENSITY	3.82 UNITS/AC
PROPOSED PRO ZONING CRITERIA	
OPEN SPACE REQUIRED	20.65 AC± (30%)
OPEN SPACE PROVIDED	22.39 AC± (32.5%)
MINIMUM LOT SIZE	6,000 S.F.
BUILDING SETBACKS*	
FRONT	25 FEET
SIDE	5 FEET
CORNER SIDE	10 FEET
REAR	20 FEET
REQUIRED PERIMETER BUFFER	50 FEET

\* BUILDING SETBACKS DO NOT APPLY TO FEE-SIMPLE FOOTPRINT TOWNHOMES (SEE DETAIL)



**CP & E**  
**CHRISTOPHER PLANNING & ENGINEERING**

GEORGIA REGISTERED PROFESSIONAL ENGINEER  
 No. 00086  
 J. CHRISTOPHER  
 7/23/2024

GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #05744 (EXP. 03.21.2027)

12460 CRABAPPLE ROAD, SUITE 202-612 ALPHARETTA, GA 30004  
 PHONE 770.331.7303  
 schristopher@christopherplanning.com

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ZONING PLAN FOR:

## BENEFIELD ROAD TRACT

MORGAN DISTRICT GMD 385  
 HALL COUNTY, GEORGIA

PARCEL IDS: 15028 000014, 15028 000070, 15028 000090

PROPOSED ZONING: PRD

ZONING PLAN FOR:

**EDGE CITY PROPERTIES**

EDGE CITY PROPERTIES, INC.  
 4280 DOVE POINT  
 DULUTH, GA 30096

CONTACT: MR. MIKE DYE  
 770.814.4500

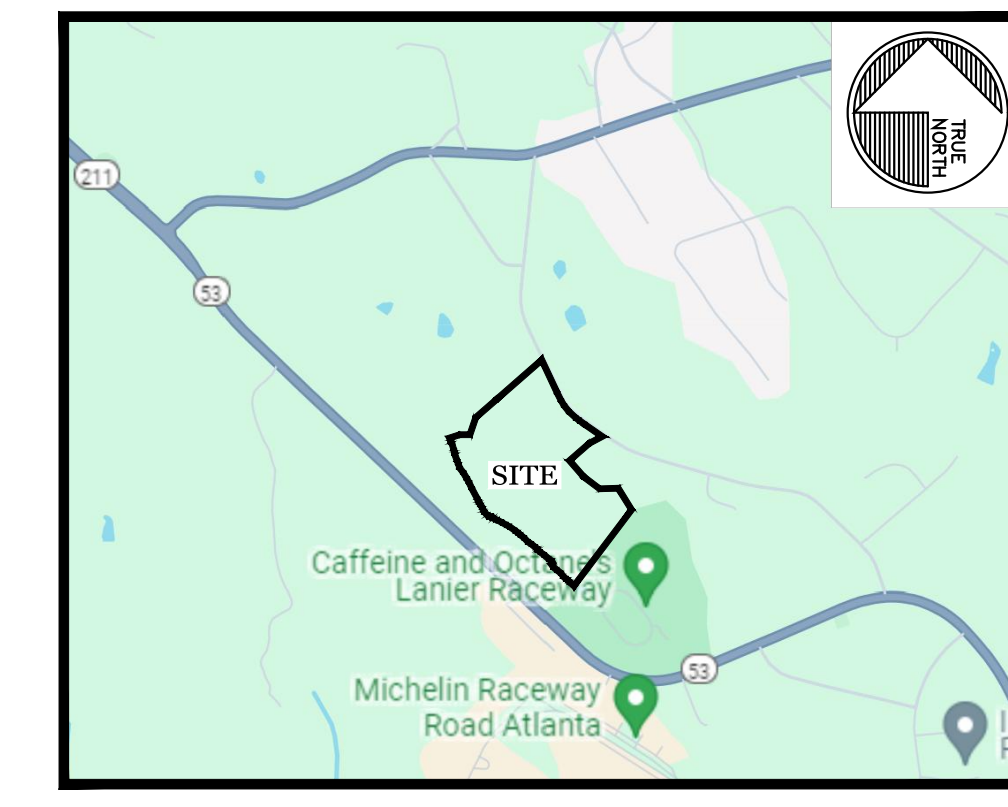
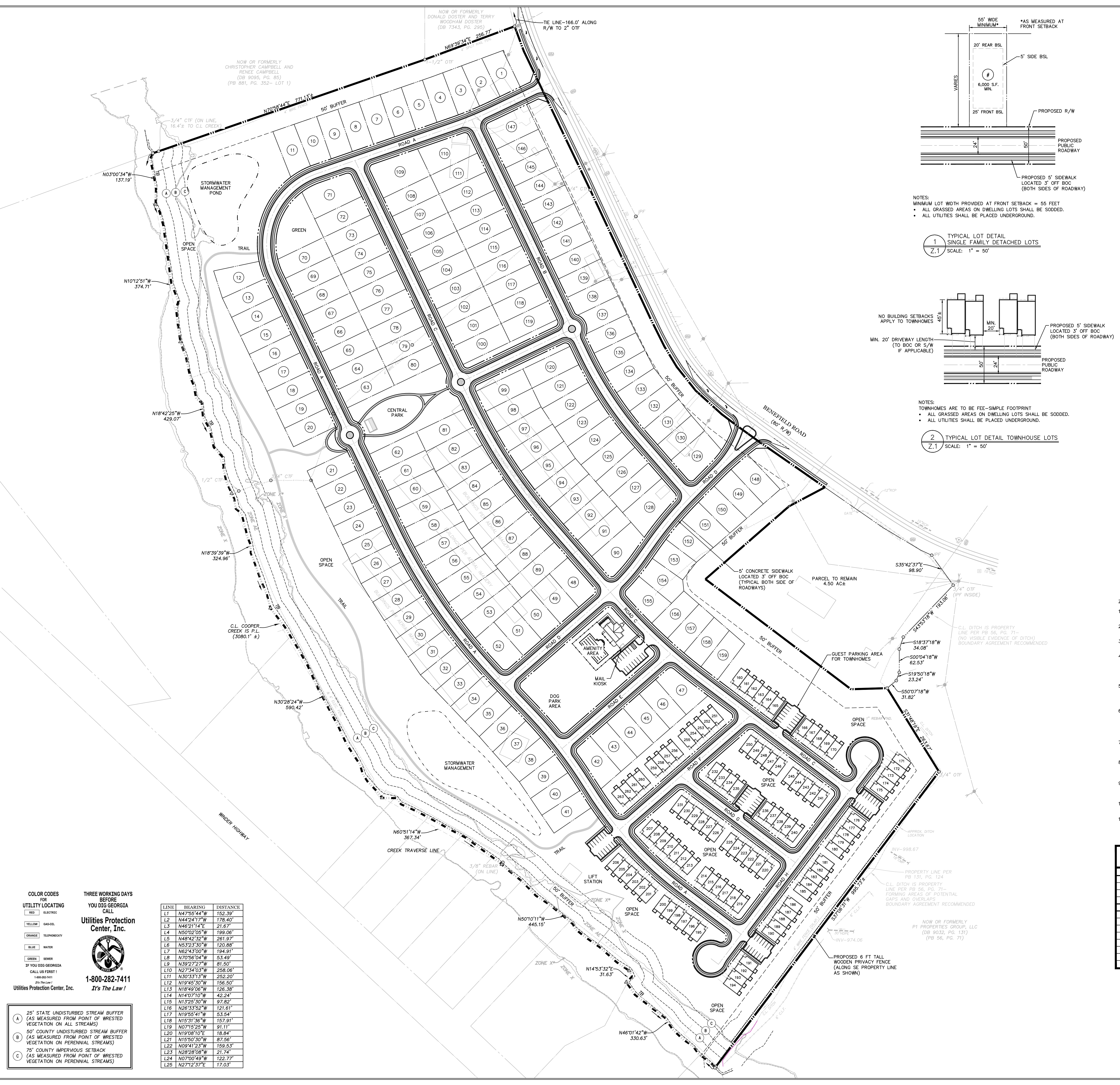
REVISIONS	
04.16.2024	CLIENT COMMENTS
07.23.2024	CLIENT/COUNTY COMMENTS

DATE: MARCH 14, 2024 CP&E DRAWING NO: 2024103z1.dwg

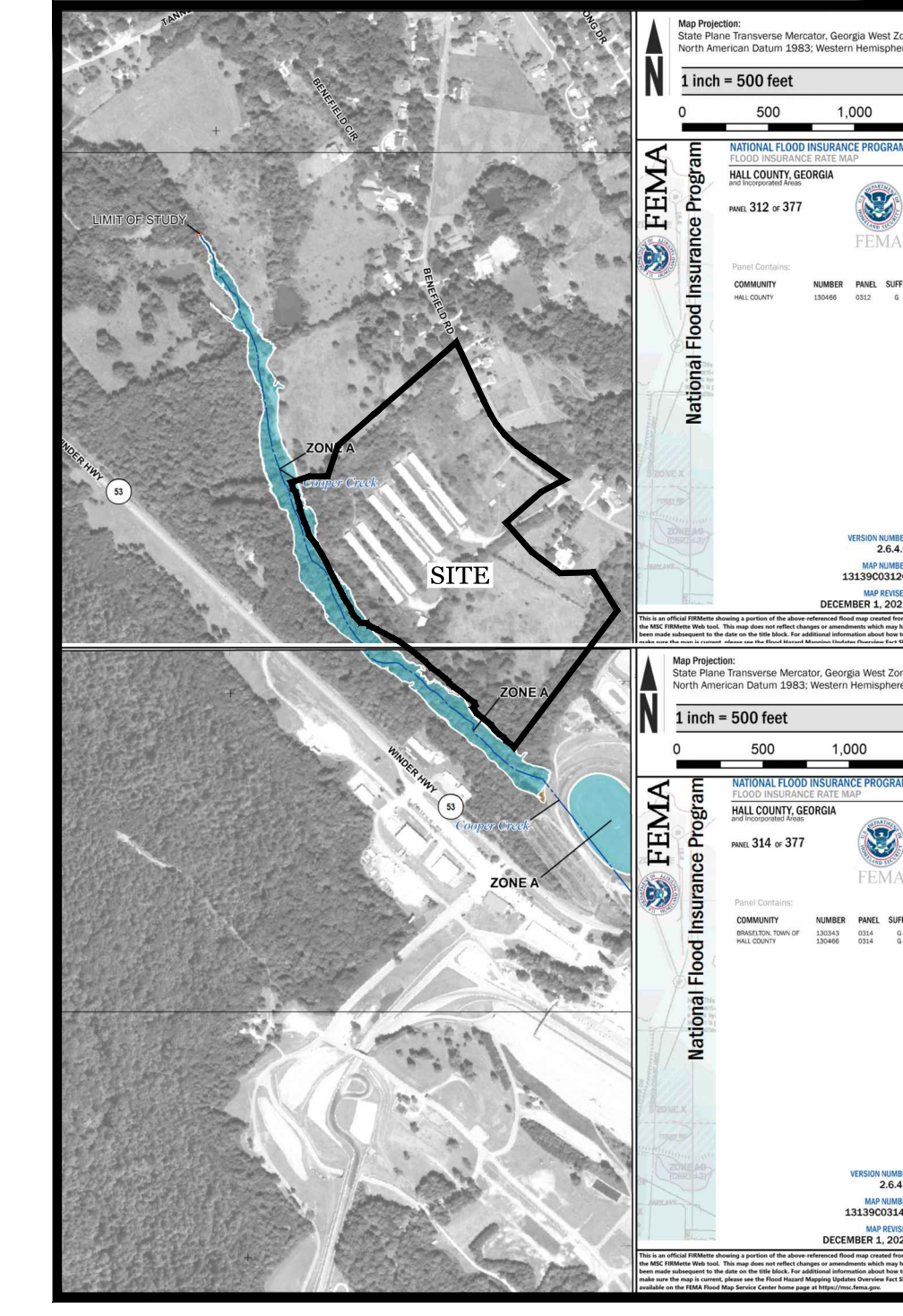
**ZONING SITE PLAN**

SHEET NO. **Z.1**

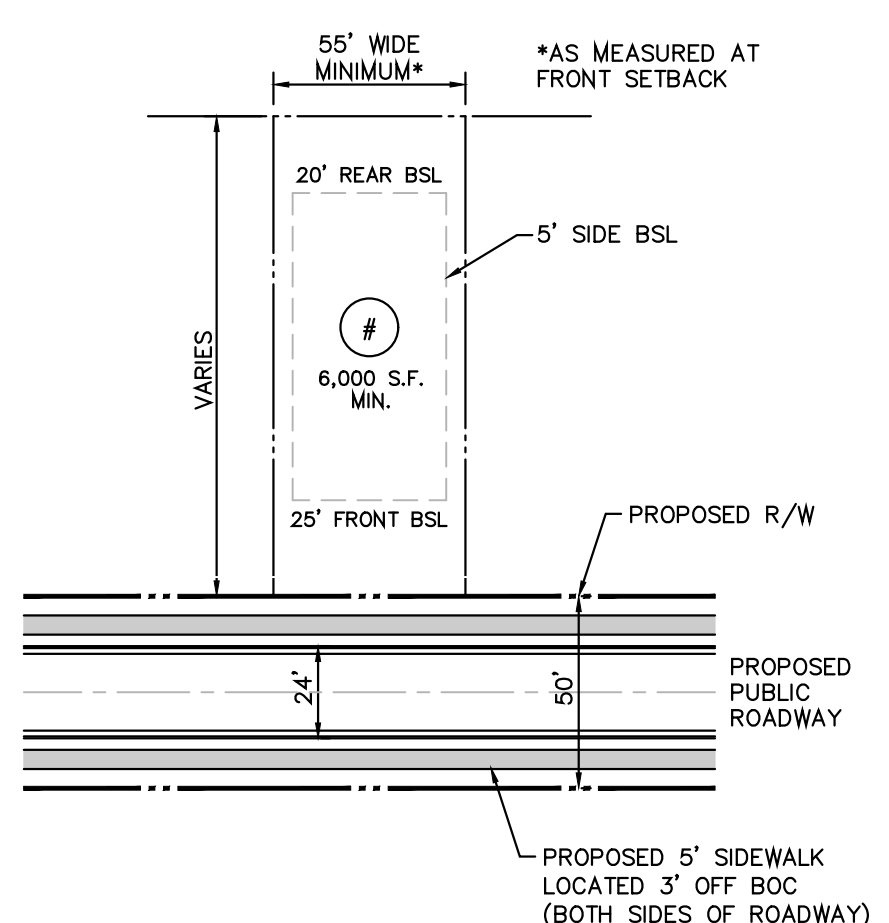




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SCALE 1" = 2,000'

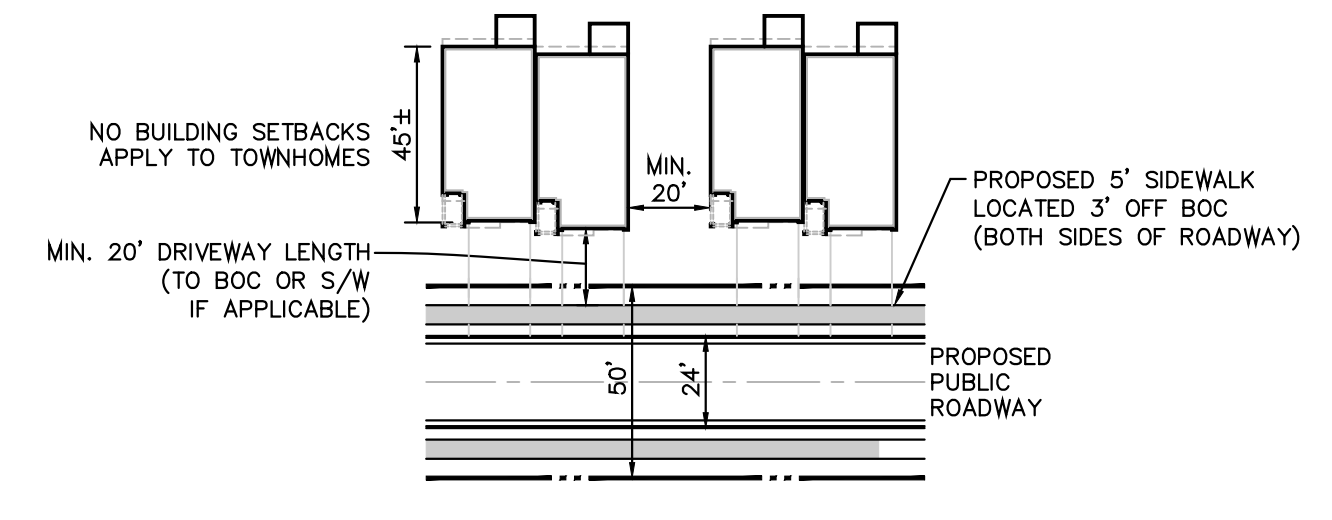


FEMA MAP  
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NOTES:  
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2 TYPICAL LOT DETAIL  
TOWNHOUSE LOTS  
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- ZONING PLAN NOTES:
- SURVEY INFORMATION TAKEN FROM BOUNDARY & TOPOGRAPHIC SURVEY BY GUNNIN LAND SURVEYING DATED FEBRUARY 2023.
  - EXISTING ZONING: PCD & AR-IV  
PROPOSED ZONING: PRD
  - SUBJECT PROPERTY IS LOCATED ALONG BENEFIELD ROAD IN MORGAN DISTRICT, GMD 385, HALL COUNTY, GEORGIA.
  - OWNER: EDGE CITY PROPERTIES, INC.  
4280 DOVE POINT  
DULUTH, GA 30096  
CONTACT: MR. MIKE DYE 770.814.4500  
mikedye@egcp.com
  - ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, INC.  
12460 CRABAPPLE ROAD, SUITE 202-612  
ALPHARETTA, GEORGIA 30004  
CONTACT: MR. SOTIR J. CHRISTOPHER 770.331.7303
  - UPON EXAMINATION OF FEMA FLOOD INSURANCE RATE MAPS OF HALL COUNTY, GEORGIA, FIRM MAPS #13139C03126 (PANEL 312 OF 377) AND #13139C0314G (PANEL 314 OF 377), DATED DECEMBER 1, 2022, IT HAS BEEN DETERMINED THAT A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA (ZONE AE).
  - JURISDICTIONAL BUFFERED STATE WATERS AND WETLANDS HAVE BEEN FIELD DELINEATED BY CORBLU ECOLOGY GROUP AND FIELD SURVEYED AS SHOWN ON PLANS.
  - SEWER TO BE PROVIDED BY HALL COUNTY. A SANITARY SEWER LIFT STATION IS PROPOSED (APPROX LOCATION SHOWN ON PLANS). WATER TO BE PROVIDED BY THE CITY OF GAINESVILLE.
  - PROPOSED ROADWAYS TO BE PUBLIC WITH 50' RIGHT-OF-WAY & 24' BACK OF CURB WITH SIDEWALKS ON BOTH SIDES OF ROADWAY. OFF-STREET GUEST PARKING PROVIDED IN TOWNHOUSE AREA AS SHOWN.
  - PROPOSED TOWNHOMES TO BE FEE-SIMPLE FOOTPRINT (ALL SURROUNDING AREAS TO BE OPEN SPACE CONTROLLED BY THE HOA/COVENANTS).
  - PROPOSED TRAIL TO BE A COMPACTED EARTHEN PATH.

SITE ANALYSIS	
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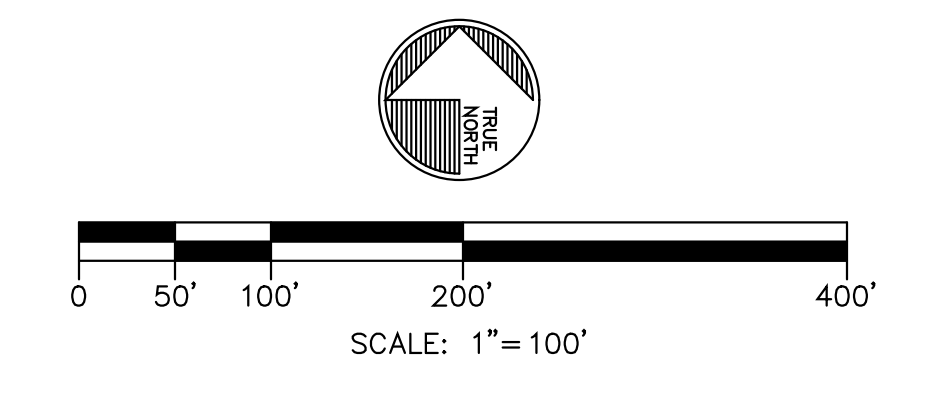
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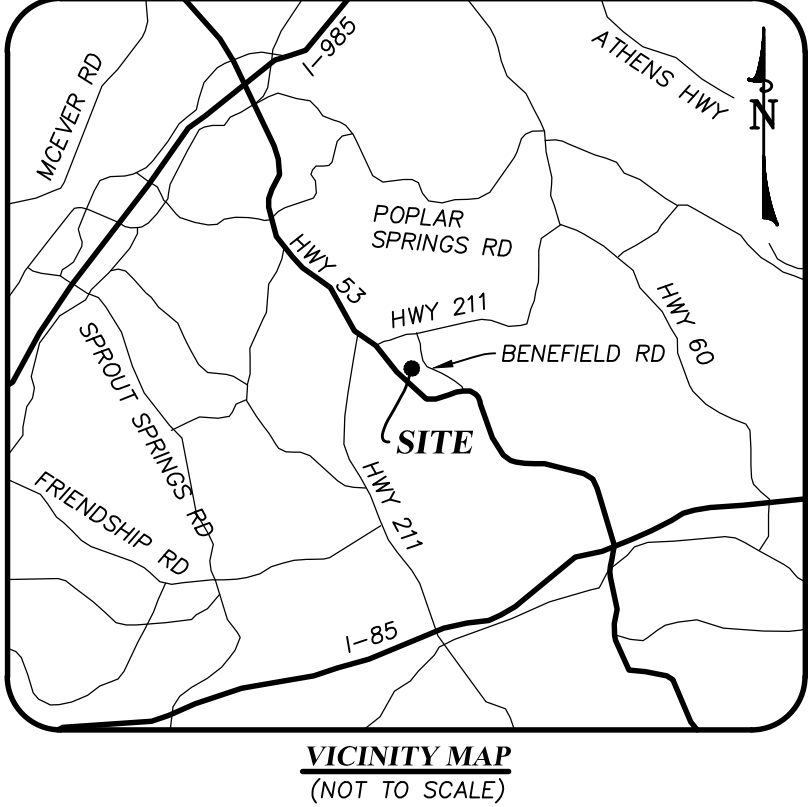
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DATE: MARCH 14, 2024  
 CP&E DRAWING NO: 2024103z1.dwg  
**ZONING SITE PLAN**  
 SHEET NO. **Z.1**





TOTAL AREA =  
68.835 ACRES±



**CLOSURE STATEMENT**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 27,221. IT HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

**GENERAL NOTES**  
EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 ROBOTTIC TOTAL STATION.  
BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY KOPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83) - STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

DATE OF FIELD WORK: MARCH 26, 2024  
ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY, PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. HALL COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 13139C0312G AND 13139C0314G, DATED DECEMBER 1, 2022.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. THE UNDERGROUND UTILITIES ARE SHOWN HEREON BASED ON LOCATION OF MARKINGS PROVIDED BY:

RHD SERVICES  
P.O. BOX 813399  
SMYRNA, GEORGIA 30081  
TEL. (404) 874-8585

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY RHD SERVICES UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED, UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

ALL JURISDICTIONAL WATER DELINEATIONS WERE PROVIDED BY CORBLU ECOLOGY GROUP (PROJECT# 02-021224) AND FIELD LOCATED BY THIS FIRM.  
SITE ADDRESS IS LISTED AS: 4336, 4370 AND 4420 BENEFIELD ROAD, BRASELTON, GEORGIA 30517

THE CURRENT PARCEL IDENTIFICATION NUMBERS ARE 15028 000014, 15028 000070 AND 15028 000090 (A PORTION OF).

**DISCLOSURE AND NOTICE**  
THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

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**SYMBOL LEGEND**

- IPF 1/2" REBAR FOUND
- IP 1/2" REBAR SET
- RIGHT-OF-WAY MONUMENT FOUND
- ADJOINING LOT NUMBER
- LOT NUMBER
- LAND LOT NUMBER
- AIR CONDITIONING UNIT
- BENCHMARK
- BOLLARD
- HANDICAP PARKING SPOT
- SIOW
- MANHOLE - UNKNOWN TYPE
- HANDHOLE
- CABLE TV BOX
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- GUY WIRE AND ANCHOR
- GUY POLE
- CL.F. CHAIN LINK FENCE
- CONC. CONCRETE MONUMENT FOUND
- CONC. CONCRETE
- CONC. CROWDED TOP PIPE
- DB DEED BOOK
- DRAINAGE EASEMENT
- EX. EXISTING
- EP EDGE OF PAVEMENT
- FEN. FENCE
- L.L.L. LAND LOT LINE
- OTF OPEN TOP PIPE
- PB PLAT BOOK
- PG. PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRO. PROPOSED
- R/W RIGHT OF WAY
- SS SANITARY SEWER
- S.S.E. SANITARY SEWER EASEMENT
- P.L. PROPERTY LINE
- S.S.M. SANITARY SEWER MANHOLE
- U.E. UTILITY EASEMENT
- DI DROP INLET
- DWB DOUBLE WING CATCH BASIN
- FL. FLARED END SECTION
- HW HEADWALL
- TES TEST END SECTION
- UN. UNDRERGROUND UTILITY LINE
- OCB OUTLET CONTROL STRUCTURE
- SWCB SINGLE WING CATCH BASIN
- PIW PRECAST/WEIR INLET
- YIP YARD INLET
- CMP CORRUGATED METAL PIPE
- DIP DUCTILE IRON PIPE
- HOPE HIGH DENSITY POLYETHYLENE PIPE
- P.V.M. POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE

**ABBREVIATIONS**

- A.E. ACCESS EASEMENT
- BC BACK OF CURB
- BM BENCHMARK
- B.S.L. BUILDING SETBACK LINE
- CBG CURB AND GUTTER
- CL. CENTERLINE
- CL.F. CHAIN LINK FENCE
- CONC. CONCRETE MONUMENT FOUND
- CONC. CONCRETE
- CONC. CROWDED TOP PIPE
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**STREAM BUFFERS**

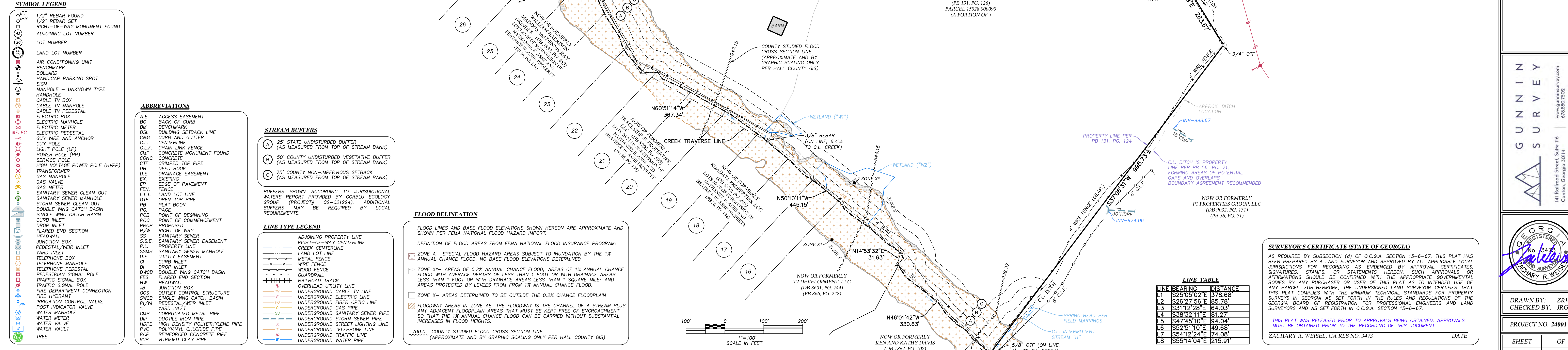
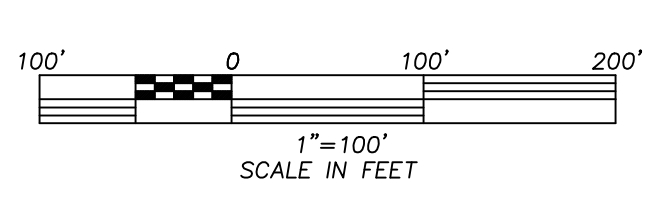
- (A) 25' STATE UNDISTURBED BUFFER (AS MEASURED FROM TOP OF STREAM BANK)
- (B) 50' COUNTY UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM TOP OF STREAM BANK)
- (C) 75' COUNTY NON-IMPERVIOUS SETBACK (AS MEASURED FROM TOP OF STREAM BANK)

BUFFERS SHOWN ACCORDING TO JURISDICTIONAL WATERS REPORT PROVIDED BY CORBLU ECOLOGY GROUP (PROJECT# 02-021224). ADDITIONAL BUFFERS MAY BE REQUIRED BY LOCAL REQUIREMENTS.

**LINE TYPE LEGEND**

- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- CREEK CENTERLINE
- LAND LOT LINE
- METAL FENCE
- WOOD FENCE
- GUARDRAIL
- RAILROAD TRACK
- OVERHEAD UTILITY LINE
- UNDERGROUND CABLE TV LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS PIPE
- UNDERGROUND SANITARY SEWER PIPE
- UNDERGROUND STORM SEWER PIPE
- UNDERGROUND STREET LIGHTING LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND TRAFFIC LINE
- UNDERGROUND WATER PIPE

**FLOOD DELINEATION**  
FLOOD LINES AND BASE FLOOD ELEVATIONS SHOWN HEREON ARE APPROXIMATE AND SHOWN PER FEMA NATIONAL FLOOD HAZARD REPORT.  
DEFINITION OF FLOOD AREAS FROM FEMA NATIONAL FLOOD INSURANCE PROGRAM:  
[Symbol] ZONE A - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED.  
[Symbol] ZONE X\* - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM FROM 1% ANNUAL CHANCE FLOOD.  
[Symbol] ZONE X- AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.  
[Symbol] FLOODWAY AREAS IN ZONE AE. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.  
[Symbol] COUNTY STUDIED FLOOD CROSS SECTION LINE (APPROXIMATE AND BY GRAPHIC SCALING ONLY PER HALL COUNTY GIS)



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S84°10'02"E	178.68
L2	S26°27'56"E	85.78
L3	S31°12'28"E	64.03
L4	S38°32'11"E	81.27
L5	S47°45'10"E	94.04
L6	S52°51'10"E	49.68
L7	S54°12'24"E	74.08
L8	S55°14'04"E	125.91

**SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)**  
AS REQUIRED BY SUBSECTION (4) 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.  
THIS PLAT WAS RELEASED PRIOR TO APPROVALS BEING OBTAINED. APPROVALS MUST BE OBTAINED PRIOR TO THE RECORDING OF THIS DOCUMENT.  
ZACHARY R. WEISEL, GA RLS NO. 3473

REVISION

NO.	DATE	DESCRIPTION

DATE

**BOUNDARY SURVEY FOR:**  
**EDGE CITY PROPERTIES, INC.**  
LOCATED IN MORGAN DISTRICT (GMD 385)  
HALL COUNTY, GEORGIA  
APRIL 12, 2024

**GUNNIN SURVEY**  
141 Railroad Street, Suite 106  
Canton, Georgia 30114  
www.gunninsurvey.com  
678-802-7522

REGISTERED PROFESSIONAL LAND SURVEYOR  
ZACHARY R. WEISEL  
No. 5475

DRAWN BY: ZRW  
CHECKED BY: JRG

PROJECT NO. 24001

SHEET	OF
1	1

DATE

PLAT DATE: 04.12.2024



RESERVED FOR PLAT FILING

**CLOSURE STATEMENT**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF SECOND PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 27,221. IT HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.  
THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 350,033 (TRACT 1) AND 585,925 (TRACT 2).

**GENERAL NOTES**  
EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 ROBOTIC TOTAL STATION.  
BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.  
THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY WPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.  
DATE OF FIELD WORK: FEBRUARY 20, 2024  
ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.  
BY GRAPHIC PLOTTING ONLY, PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. HALL COUNTY, GEORGIA AND INCORPORATING PANEL NUMBERS 13139C0312G AND 13139C0314G, DATED DECEMBER 1, 2022.  
ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO.  
ALL JURISDICTIONAL WATER DELINEATIONS WERE PROVIDED BY CORBLU ECOLOGY GROUP (PROJECT# 02-02124) AND FIELD LOCATED BY THIS FIRM.  
SITE ADDRESS IS LISTED AS: 4370 AND 4420 BENEFIELD ROAD, BRASELTON, GEORGIA 30517  
THE CURRENT PARCEL IDENTIFICATION NUMBERS ARE 15028 000070, AND 15028 000090.  
**DISCLOSURE AND NOTICE**  
THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.  
THIS DRAWING OR ANY FINDING(S) DOES NOT CONSTITUTE A TITLE OR LEGAL OPINION BY GUNNIN LAND SURVEYING, LLC. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.  
ANY PROVIDED CERTIFICATION IS A STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. AS A UNIQUE GRAPHIC PROFESSIONAL WORK, THIS SURVEY IS SUBJECT TO THE COPYRIGHT LAWS OF THE UNITED STATES. THE LATEST DATE OF FIELD SURVEY WORK IS THE DATE APPLICABLE TO PROVISIONS OF STATUTES OF LIMITATION.  
**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 OCOONEE 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 LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0312G AND #13139C0314G, HALL COUNTY, GEORGIA, DATED DECEMBER 1, 2022.  
THIS PROPERTY OR A PORTION THEREOF IS LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.  
IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LAND 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 § 12.40. ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

**SYMBOL LEGEND**  
IPF 1/2" REBAR FOUND  
IPS 1/2" REBAR SET  
R/W RIGHT-OF-WAY MONUMENT FOUND  
OTF ADDJONING LOT NUMBER  
20 LOT NUMBER  
26 LAND LOT NUMBER  
AIR CONDITIONING UNIT  
BENCHMARK  
BOLLARD  
HANDICAP PARKING SPOT  
SIGN  
MANHOLE - UNKNOWN TYPE  
HANDHOLE  
CABLE TV PEDESTAL  
CABLE TV MANHOLE  
ELECTRIC BOX  
ELECTRIC MANHOLE  
ELECTRIC METER  
ELECTRIC PEDESTAL  
GUY WIRE AND ANCHOR  
GUY POLE  
LIGHT POLE (LP)  
POWER POLE (PP)  
SERVICE POLE  
HIGH VOLTAGE POWER POLE (HVPP)  
DRAINAGE EASEMENT  
GAS MANHOLE  
GAS VALVE  
GAS METER  
SANITARY SEWER CLEAN OUT  
SANITARY SEWER MANHOLE  
STORM SEWER CLEAN OUT  
DOUBLE WING CATCH BASIN  
SINGLE WING CATCH BASIN  
DROP INLET  
FLARED END SECTION  
HEADWALL  
JUNCTION BOX  
PEDESTAL/WEIR INLET  
YARD INLET  
TELEPHONE BOX  
TELEPHONE MANHOLE  
TELEPHONE SIGNAL POLE  
PEDESTRIAN SIGNAL POLE  
TRAFFIC SIGNAL BOX  
TRAFFIC SIGNAL POLE  
FIRE DEPARTMENT CONNECTION  
FIRE HYDRANT  
IRRIGATION CONTROL VALVE  
POST INDICATOR VALVE  
WATER MANHOLE  
WATER METER  
WATER VALVE  
WATER VAULT  
TREE

**ABBREVIATIONS**  
A.E. ACCESS EASEMENT  
BC BACK OF CURB  
BM BENCHMARK  
B.S.L. BUILDING SETBACK LINE  
C.B. CURB AND GUTTER  
C.L. CENTERLINE  
C.L.F. CHAIN LINK FENCE  
C.M.F. CONCRETE MONUMENT FOUND  
CONC. CONCRETE  
C.T.F. CROWDED TOP PIPE  
DB DEED BOOK  
D.M. DRAINAGE EASEMENT  
E.E. EXISTING  
EP EDGE OF PAVEMENT  
FEN. FENCE  
L.L.L. LAND LOT LINE  
O.T.F. OPEN TOP PIPE  
PB PLAT BOOK  
PAGE  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
PROJ. PROPOSED  
R/W RIGHT OF WAY  
SES SANITARY SEWER EASEMENT  
P.L. PROPERTY LINE  
S.S.M. SANITARY SEWER MANHOLE  
U.E. UTILITY EASEMENT  
DI DROP INLET  
DWB DOUBLE WING CATCH BASIN  
FES FLARED END SECTION  
H.W. HEADWALL  
J.B. JUNCTION BOX  
O.C. OUTLET CONTROL STRUCTURE  
SWEB SWIRL WING CATCH BASIN  
P.Y.M. YARD INLET  
Y.I. YARD INLET  
DIP DUCTILE IRON PIPE  
HDPE HIGH DENSITY POLYETHYLENE PIPE  
P.V.C. POLYVINYL CHLORIDE PIPE  
RCP REINFORCED CONCRETE PIPE  
VCP VITRIFIED CLAY PIPE

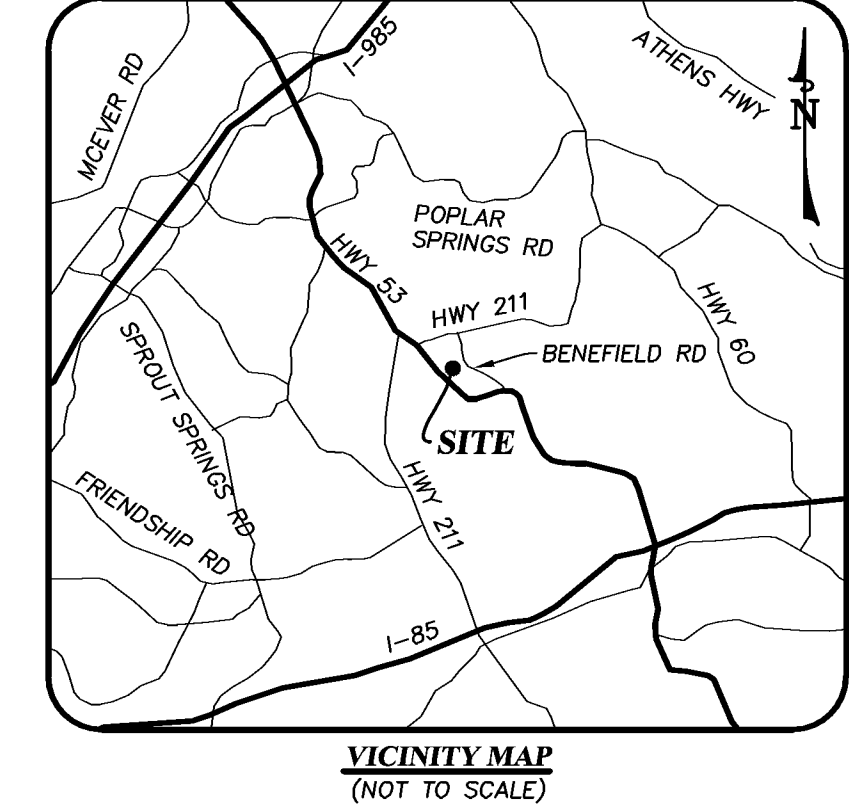
**STREAM BUFFERS**  
A 25' STATE UNDISTURBED BUFFER (AS MEASURED FROM TOP OF STREAM BANK)  
B 50' COUNTY UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM TOP OF STREAM BANK)  
C 75' COUNTY NON-IMPERVIOUS SETBACK (AS MEASURED FROM TOP OF STREAM BANK)  
BUFFERS SHOWN ACCORDING TO JURISDICTIONAL WATERS REPORT PROVIDED BY CORBLU ECOLOGY GROUP (PROJECT# 02-02124). ADDITIONAL BUFFERS MAY BE REQUIRED BY LOCAL REQUIREMENTS.

**LINE TYPE LEGEND**  
ADJONING PROPERTY LINE  
RIGHT-OF-WAY CENTERLINE  
CREEK CENTERLINE  
LAND LOT LINE  
METAL FENCE  
WIRE FENCE  
WOOD FENCE  
GUARDRAIL  
RAILROAD TRACK  
OVERHEAD UTILITY LINE  
UNDERGROUND CABLE TV LINE  
UNDERGROUND ELECTRIC LINE  
UNDERGROUND FIBER OPTIC LINE  
UNDERGROUND GAS PIPE  
UNDERGROUND SANITARY SEWER PIPE  
UNDERGROUND STORM SEWER PIPE  
UNDERGROUND STREET LIGHTING LINE  
UNDERGROUND TELEPHONE LINE  
UNDERGROUND TRAFFIC LINE  
UNDERGROUND WATER PIPE

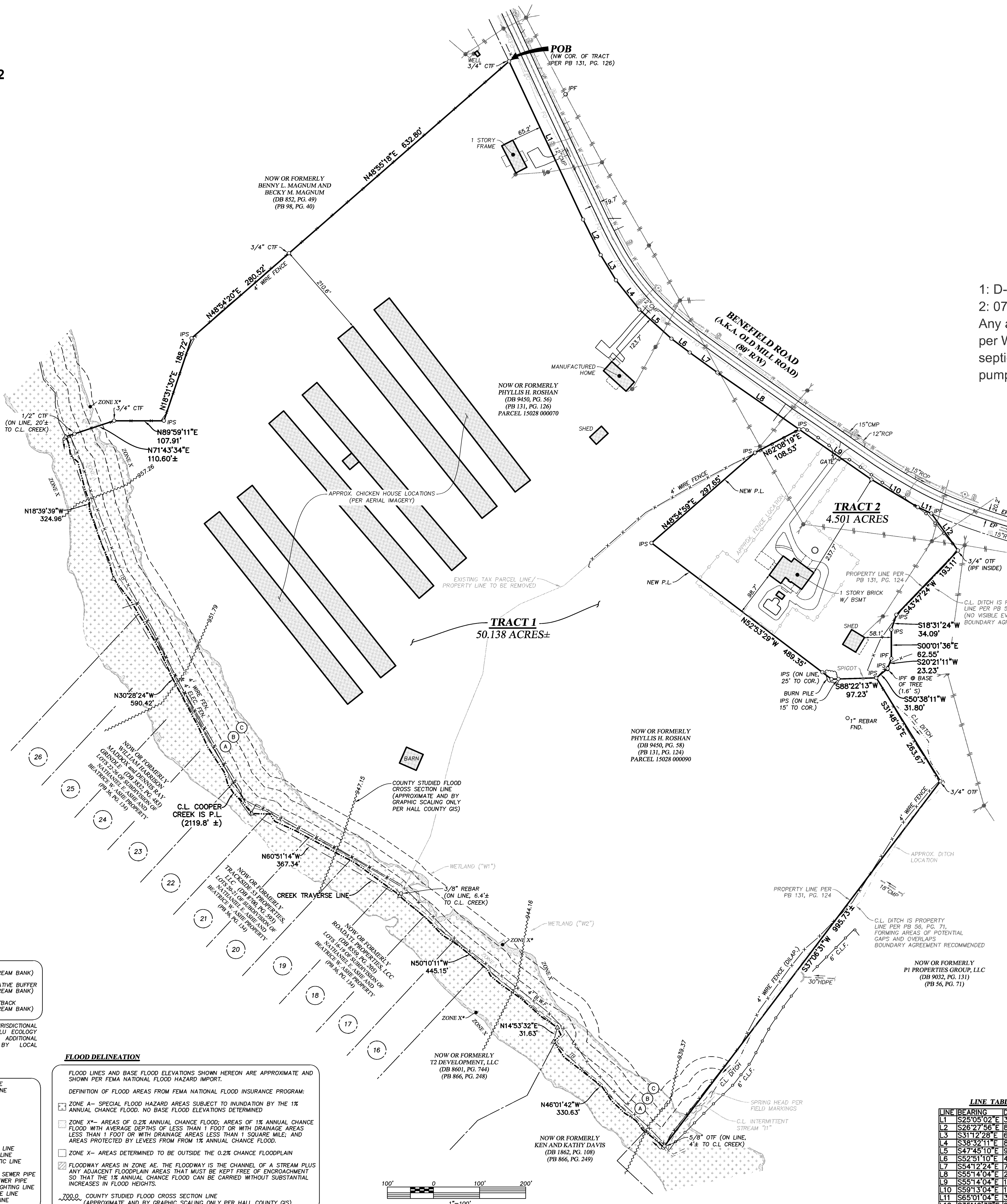
**FLOOD DELINEATION**  
FLOOD LINES AND BASE FLOOD ELEVATIONS SHOWN HEREON ARE APPROXIMATE AND SHOWN PER FEMA NATIONAL FLOOD HAZARD REPORT.  
DEFINITION OF FLOOD AREAS FROM FEMA NATIONAL FLOOD INSURANCE PROGRAM:  
ZONE A- SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED.  
ZONE X- AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. AND AREAS PROTECTED BY LEVEES FROM FROM 1% ANNUAL CHANCE FLOOD.  
ZONE X- AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.  
FLOODWAY AREAS IN ZONE AE. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.  
COUNTY STUDIED FLOOD CROSS SECTION LINE (APPROXIMATE AND BY GRAPHIC SCALING ONLY PER HALL COUNTY GIS)

eFiled and eRecorded  
DATE: 05/02/2024  
TIME: 3:46 PM  
PLAT BOOK: 885  
PAGE: 68 - 68  
FILING FEES: \$10.00  
PART ID: 4980386552  
RECORDED BY: JP  
Charles Baker, C.S.C  
Hall County, GA

TOTAL AREA=  
54.639 ACRES±



1: D-6495  
2: 07-555  
Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.



REVISION

NO.	DATE	DESCRIPTION

MINOR PLAT FOR:  
**EDGE CITY PROPERTIES, INC.**  
(BENEFIELD TRACTS)  
LOCATED IN MORGAN DISTRICT (GMD 385)  
HALL COUNTY, GEORGIA  
MARCH 21, 2024

GUNNIN SURVEY

RECORDING PERMIT  
BY **Brittany Walker**  
HALL COUNTY PLANNING COMMISSION  
DATE: 4/23/2024



DRAWN BY: ZRW  
CHECKED BY: JRJ  
PROJECT NO. 24001  
SHEET 1 OF 1

**LINE TABLE**

LINE BEARING	DISTANCE
L1 S25°05'02"E	378.68
L2 S26°27'56"E	85.78
L3 S31°12'28"E	84.03
L4 S38°32'11"E	81.27
L5 S47°45'10"E	49.04
L6 S52°51'10"E	49.68
L7 S54°12'24"E	74.08
L8 S55°14'04"E	75.91
L9 S55°14'04"E	190.51
L10 S59°13'04"E	117.13
L11 S65°01'04"E	52.42
L12 S35°42'37"E	186.90

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 APPROVED STAMPS 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.

ZACHARY R. WEISEL, GA RLS NO. 3473  
DATE: 04.16.24