LINE	BEARING	DISTANCE
L1	N47°35'49"W	352.39'
L2	N44°24'11"E	10.00'
L3	N46°21'14"E	21.07'
L4	N60°02'05"E	109.24'
L5	N66°47'09"E	206.09'
L6	N53°33'10"E	100.86'
L7	N60°02'05"E	109.24'
L8	N20°58'04"E	63.49'
L9	N20°58'04"E	81.72'
L10	N22°34'03"W	258.06'
L11	N70°31'13"W	252.20'
L12	N19°46'50"E	156.50'
L13	N19°46'50"E	156.40'
L14	N14°09'08"W	63.24'
L15	N13°23'50"W	97.62'
L16	N19°53'50"W	73.61'
L17	N19°55'41"W	63.54'
L18	N19°53'50"W	105.91'
L19	N07°13'09"E	81.11'
L20	N13°23'50"W	116.24'
L21	N15°50'50"W	87.95'
L22	N28°01'23"E	165.33'
L23	N28°28'08"E	217.4'
L24	N07°00'49"W	127.7'
L25	N27°52'37"E	17.03'

SITE ANALYSIS		
TOTAL SITE AREA		69.83 ACRES±
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 PRD ZONING CRITERIA		
OPEN SPACE REQUIRED		20.65 AC.± (30%)
OPEN SPACE PROPOSED:		22.39 AC.± (32.1%)
MINIMUM LOT SIZE:		6,000 SF
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)

COLOR CODES FOR UTILITY LOCATING	
RED	ELECTRIC
YELLOW	GAS/OIL
ORANGE	TELEPHONE/CATV
BLUE	WATER
GREEN	SEWER
WHITE	PROPOSED EXCAVATION

TO VERIFY GEORGIA LAW APPLIES CALL 1811/811 Utilities Protection Center, Inc.

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

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)

CP&E
CHRISTOPHER PLANNING & ENGINEERING
GSWCC LEVEL II CERTIFIED DESIGN PROFESSION #: 0150744 (EXP. 03.21.2025)
12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
PHONE: 770.331.7303
achristopher@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

FOR:

EDGE CITY PROPERTIES

EDGE CITY PROPERTIES, INC.
4330 DOVE POINT
DULUTH, GA 30096
CONTACT: MR. MIKE DYE
770.814.4500

ZONING PLAN NOTES:

1. SURVEY INFORMATION TAKEN FROM BOUNDARY & TOPOGRAPHIC SURVEY BY GUNNIN LAND SURVEYING DATED 11/30/2022.
2. EXISTING ZONING: PRD-MF
   PROPOSED ZONING: PRD
3. SUBJECT PROPERTY IS LOCATED ALONG BENEFIELD ROAD IN MORGAN DISTRICT, GMD 385, HALL COUNTY, GEORGIA.
4. OWNER: EDGE CITY PROPERTIES, INC.
   4330 DOVE POINT
   DULUTH, GA 30096
   CONTACT: MR. MIKE DYE 770.814.4500
   mike@edgecity.com
5. ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, LLC
   12460 CRABAPPLE ROAD, SUITE 202-612
   ALPHARETTA, GEORGIA 30004
   CONTACT: ANDREW CHRISTOPHER, P.E. 770.331.7303
6. UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS OF HALL COUNTY, GEORGIA, FIRM MAPS #13139C0314E, PANEL 314 OF 377, DATED FEBRUARY 1, 2022, IT HAS BEEN DETERMINED THAT A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA (ZONE AE).
7. JURISDICTIONAL BUFFERED STATE WATERS AND WETLANDS HAVE BEEN FIELD DELINEATED BY CORDILLEY ECOLOGY GROUP AND FIELD SURVEYED AS SHOWN ON PLANS.
8. SEWER TO BE PROVIDED BY HALL COUNTY. A SANITARY SEWER EXTENSION IS PROPOSED (APPROX LOCATION SHOWN ON PLANS). WATER TO BE PROVIDED BY THE CITY OF GAINESVILLE.
9. PROPOSED ROADWAYS TO BE PUBLIC WITH 50' RIGHT-OF-WAY & 24' FACE OF CURB WITH SIDEWALKS ON BOTH SIDES OF ROADWAY. OFF-STREET GUEST PARKING PROVIDED IN TOWNHOUSE AREA AS SHOWN.
10. PROPOSED TOWNHOMES TO BE FEE-SIMPLE FOOTPRINT (ALL SURROUNDING AREAS TO BE OPEN SPACE CONTROLLED BY THE HOA/COWNHAMES).
11. PROPOSED TRAIL TO BE A COMPACTED EARTHEN PATH.

REVISIONS

NO.	DATE	DESCRIPTION
1	04.16.2024	CLIENT COMMENTS
2	07.23.2024	CLIENT/COUNTY COMMENTS

DATE: MARCH 14, 2024
CP&E DRAWING NO: 20241103z1.dwg

ZONING SITE PLAN

SHEET NO: Z.1