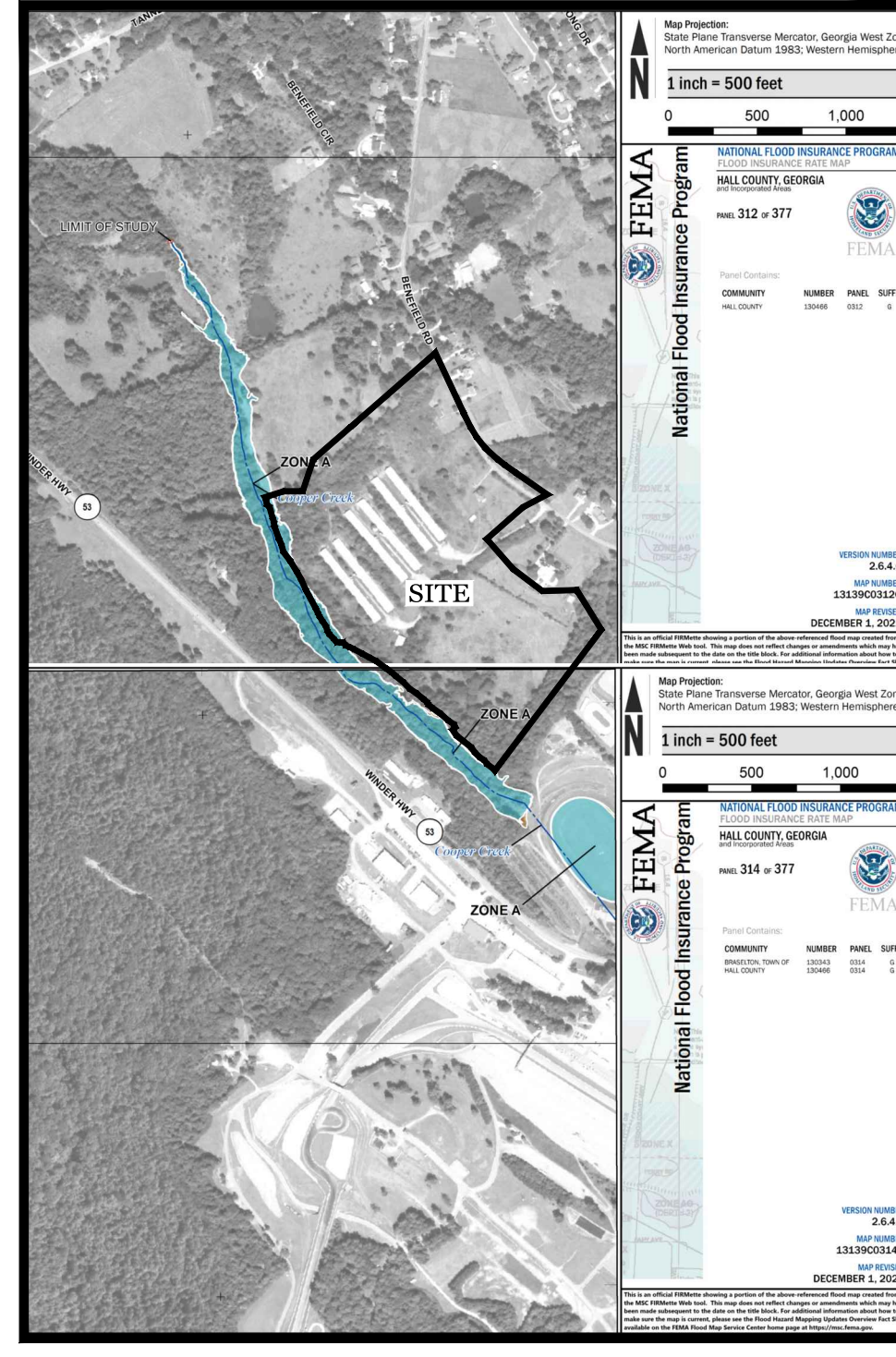
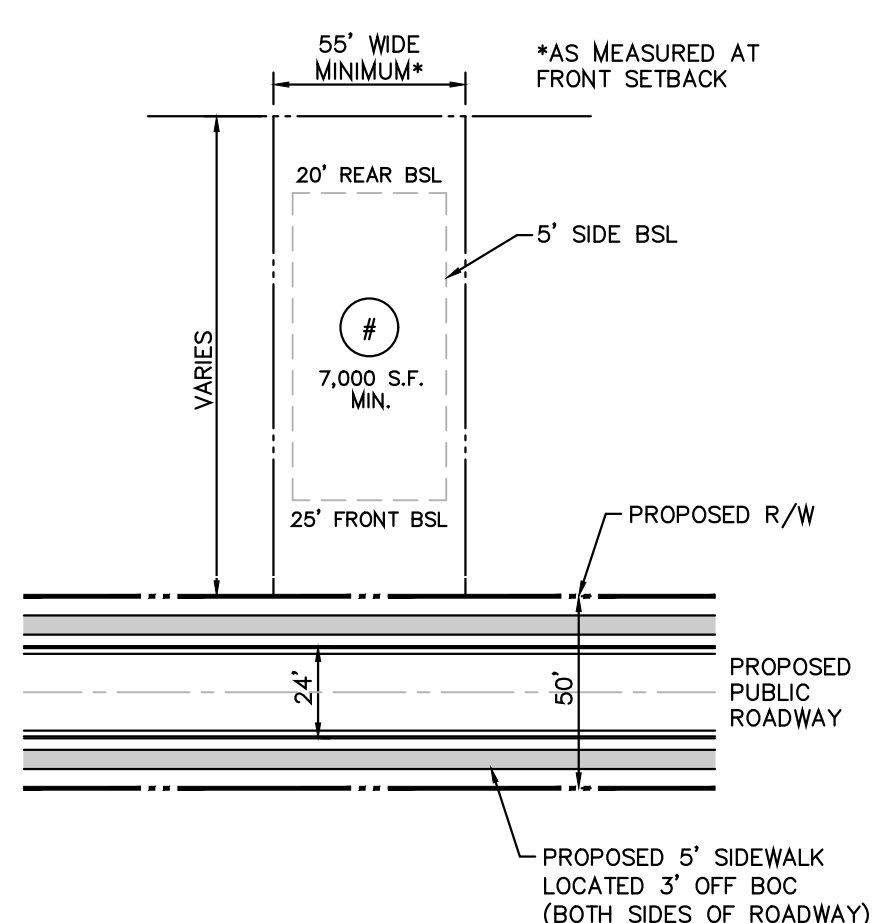


VICINITY MAP  
SCALE 1" = 2,000'

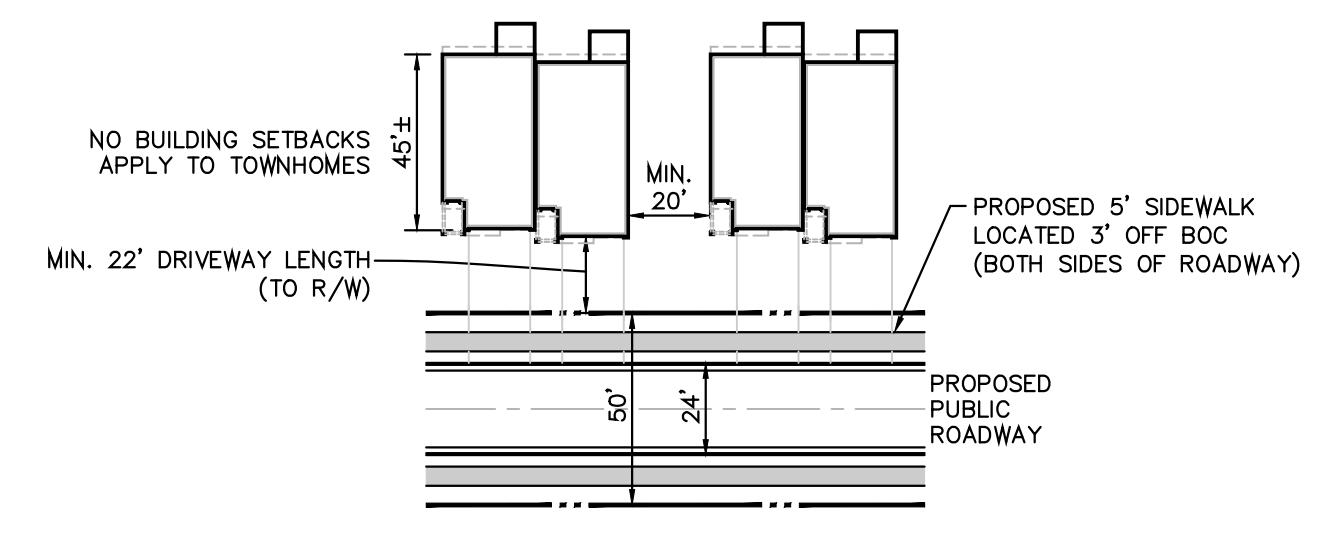


FEMA MAP  
SCALE 1"=1,000'



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

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



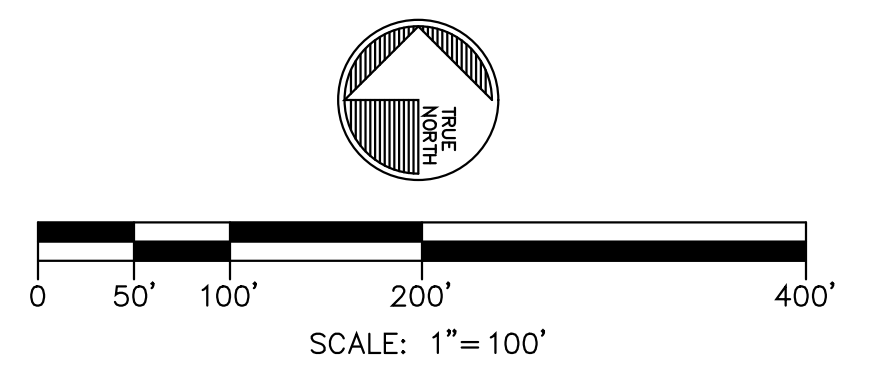
NOTES:  
• TOWNHOMES ARE TO BE FEE-SIMPLE FOOTPRINT LOCATED 3' OFF BOC (NO VISIBLE EVIDENCE OF DITCH).  
• ALL GRASSED AREAS ON DWELLING LOTS SHALL BE SOODED.  
• ALL UTILITIES SHALL BE PLACED UNDERGROUND.

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

- 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@egpc.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 #13139C03146 (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	
TOTAL SITE AREA	68.83 AC±
PROPOSED YIELD (A) 24' WIDE TOWNHOME	104 LOTS
(B) 55' WIDE DETACHED LOTS	150 LOTS
TOTAL	254 LOTS
PROPOSED GROSS DENSITY	3.69 UNITS/AC.
PROPOSED ZONING CRITERIA	
OPEN SPACE REQUIRED	20.65 AC± (30%)
OPEN SPACE PROVIDED	23.5 AC± (34.1%)
MINIMUM LOT SIZE	7,000 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).



COLOR CODES FOR UTILITY LOCATING:  
RED: ELECTRIC  
YELLOW: GAS/OIL  
ORANGE: TELEPHONE  
BLUE: WATER  
GREEN: SEWER  
BY YOURS OR GEORGIA CALL US FIRST!  
1-800-282-7411  
Utilities Protection Center, Inc. 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°02'03"W	199.06'
L5	N48°42'32"W	281.97'
L6	N53°23'30"W	120.88'
L7	N82°43'00"W	194.91'
L8	N70°36'04"W	53.49'
L9	N39°27'27"W	81.50'
L10	N27°34'03"W	258.06'
L11	N30°33'13"W	252.20'
L12	N19°45'30"W	156.50'
L13	N18°49'06"W	126.38'
L14	N14°07'10"W	42.24'
L15	N13°29'30"W	97.82'
L16	N26°13'52"W	121.61'
L17	N19°55'41"W	63.54'
L18	N15°31'36"W	157.91'
L19	N07°15'25"W	91.11'
L20	N19°08'10"E	78.84'
L21	N15°50'30"W	87.56'
L22	N09°41'23"W	159.53'
L23	N28°26'08"W	21.74'
L24	N07°00'49"W	122.77'
L25	N27°12'37"E	17.03'

- (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  
GEORGIA REGISTERED PROFESSIONAL ENGINEER  
9/3/2024  
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

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
09.03.2024	CLIENT/COUNTY COMMENTS

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