

+/- 50 Acres previously zoned of Subject Property (not including Tract +/- 18.69 acres zoned AR-IV.

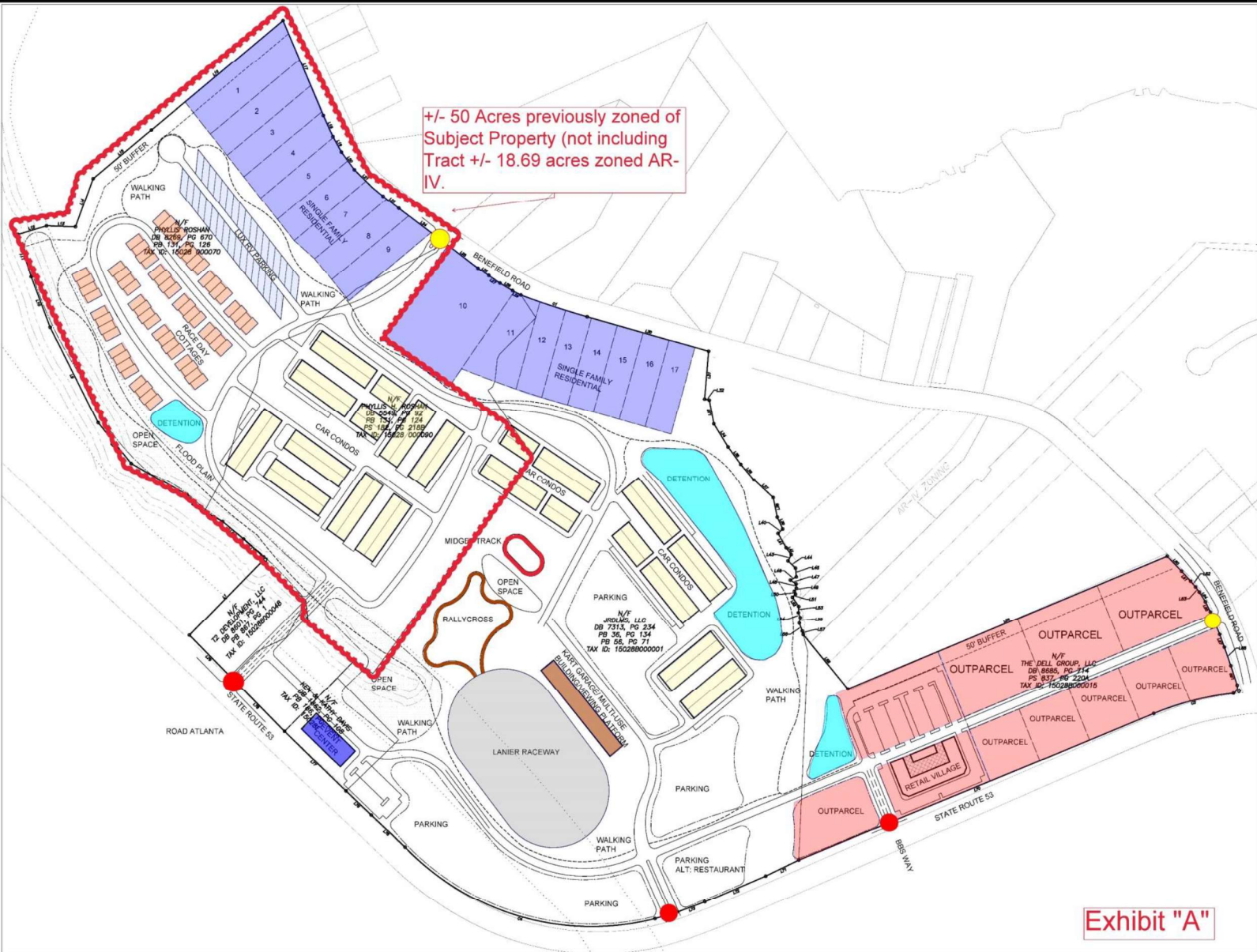
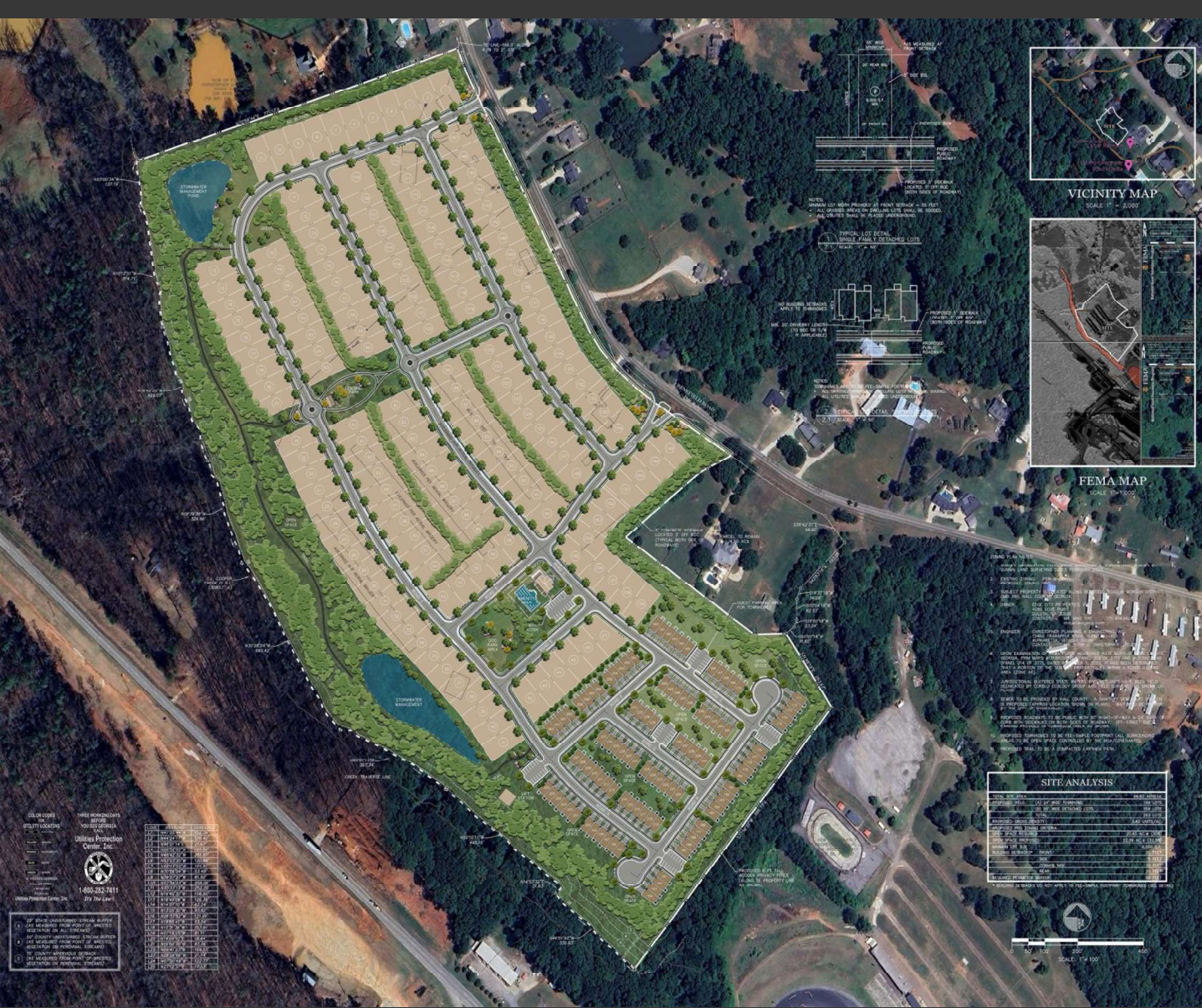


Exhibit "A"



CP & E
CHRISTOPHER PLANNING
& ENGINEERING

1/18/2024
10000 Benefield Road
Morgantown, WV 26501
Tel: 304-291-1111
www.cpe-engineering.com



BENEFIELD ROAD TRACT

MORGAN DISTRICT
COUNTY 385
HALL COUNTY, GEORGIA
PARCEL IDS: 150019 000016
15023 000070, 15023 000090
PROPOSED ZONING: HO

EDGE CITY PROPERTIES

15000 Benefield Road
Morgantown, WV 26501
Tel: 304-291-1111

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	04/18/2024	CP	INITIAL DESIGN
2	04/27/2024	CP	CLIENT COMMENTS

DATE: 04/18/2024
SCALE: 1" = 1000'
SHEET NO. **Z.1**

SITE ANALYSIS

ITEM	DESCRIPTION	STATUS
1	EXISTING UTILITIES	AS SHOWN
2	PROPOSED UTILITIES	AS SHOWN
3	EXISTING PAVEMENT	AS SHOWN
4	PROPOSED PAVEMENT	AS SHOWN
5	EXISTING CURBS	AS SHOWN
6	PROPOSED CURBS	AS SHOWN
7	EXISTING SIDEWALKS	AS SHOWN
8	PROPOSED SIDEWALKS	AS SHOWN
9	EXISTING DRIVEWAYS	AS SHOWN
10	PROPOSED DRIVEWAYS	AS SHOWN
11	EXISTING FENCES	AS SHOWN
12	PROPOSED FENCES	AS SHOWN
13	EXISTING SIGNAGE	AS SHOWN
14	PROPOSED SIGNAGE	AS SHOWN
15	EXISTING LIGHTING	AS SHOWN
16	PROPOSED LIGHTING	AS SHOWN
17	EXISTING TREES	AS SHOWN
18	PROPOSED TREES	AS SHOWN
19	EXISTING LANDSCAPE	AS SHOWN
20	PROPOSED LANDSCAPE	AS SHOWN

UTILITY PRODUCTION

1-800-322-7611
www.utilityproduction.com

NO.	DATE	BY	DESCRIPTION
1	04/18/2024	CP	INITIAL DESIGN
2	04/27/2024	CP	CLIENT COMMENTS

CONCEPTUAL LANDSCAPE DEVELOPMENT PLAN
 BENEFIELD ROAD ENTRANCE LANDSCAPE BUFFER CROSS SECTION
BENEFIELD ROAD TRACT

PROPOSED FOR: **EDGE CITY PROPERTIES**

PREPARED BY:

POLLOCK & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 ALPHARETTA, GA
 770-969-8900

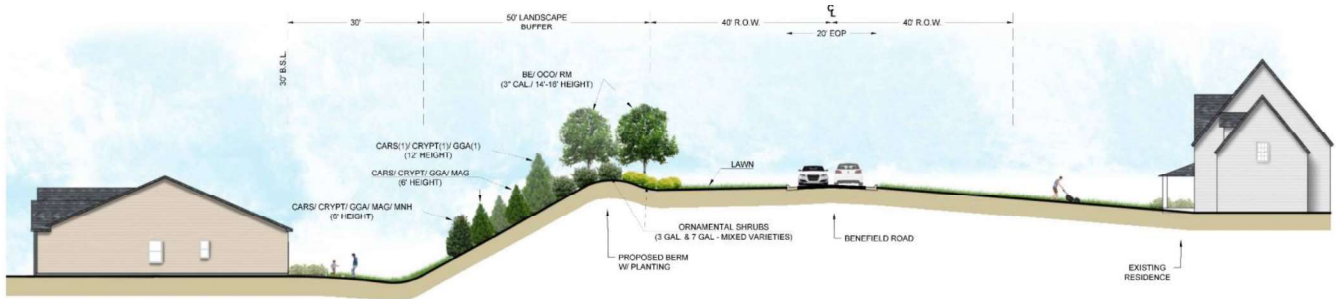
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 DATE: 11/20/20



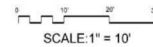
SCALE: 1" = 10'

BENEFIELD ROAD
TREE LIST - BENEFIELD ROAD FRONTAGE & LANDSCAPE BUFFER

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPD.	ROOT	CHARACTER
SHADE TREES AT TOP OF SLOPE						
BE	BELMOI PARVIFLORA	BOROUGH LILAC	14-18'	6'-7'	3" CAL.	FULL HEAD, STRAIGHT TRUNK
POO	PERSEA VIVATA	POUNCEWAX	14-18'	6'-7'	3" CAL.	DIET HEAD, STRAIGHT TRUNK
RM	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	14-18'	6'-7'	3" CAL.	FULL HEAD, STRAIGHT TRUNK
EVERGREEN TREES NEAR TOP OF SLOPE						
CAR S (1)	CUPRESSUS ARIZONICA 'CAROLINA SAPPHIRE'	CAROLINA SAPPHIRE CYPRESS	12'	6'-7'	3" & 4"	FULL TO GROUND, DENSE
CRYP (1)	CRYPTOMERIA JAPONICA 'YOSHINO'	JAPANESE CRYPTOMERIA	12'	6'-7'	3" & 4"	FULL TO GROUND, DENSE
GGA (1)	THUJA SP. 'GREEN GIANT'	GREEN GIANT ARBORVITAE	12'	6'-7'	3" & 4"	FULL TO GROUND, DENSE
EVERGREEN TREES ON SLOPE						
CAR S	CUPRESSUS ARIZONICA 'CAROLINA SAPPHIRE'	CAROLINA SAPPHIRE CYPRESS	6'	3'-3 1/2'	CONT./B & B	SINGLE TRUNK, FULL HEAD
CRYP	CRYPTOMERIA JAPONICA 'YOSHINO'	JAPANESE CRYPTOMERIA	6'	3'-3 1/2'	CONT./B & B	FULL TO GROUND, STRAIGHT TRUNK
GGA	THUJA SP. 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6'	3'-3 1/2'	CONT./B & B	FULL TO GROUND, DENSE
MAG	MAGNOLIA GRANDIFLORA	MAGNOLIA	6'	3'-3 1/2'	CONT./B & B	FULL HEAD, STRAIGHT TRUNK
MNH	ELAEAGNUS ANGUSTIFOLIA	MARY HILL HOLLY	6'	3'-3 1/2'	CONT.	



1
1 **BENEFIELD ROAD CROSS SECTION**
 SCALE: 1" = 10'



SCALE: 1" = 10'



SITE

Left turn lanes added on both entrances and decel lanes from Tanners Mill approach

Right turn lane to be added on Benefield at SR 53.

Decel Lane on SR 53 turning onto Benefield

WINDER HIGHWAY

TANNERS MILL APPROACH

RAVENSWAY DRIVE

WILDCRESCENT DRIVE

BENEFIELD ROAD

WINDER HIGHWAY

WINDER HIGHWAY

BES WAY

PRIMROSE DRIVE

THELUS WAY

WINDER HIGHWAY

TECHNOLOGY PARKWAY

TECHNOLOGY PARKWAY

WINDER HIGHWAY

WINDER HIGHWAY

OVERLAND PARK DRIVE

OVERLAND PARK DRIVE

WATERMAN GARDEN FOUNTAIN



