



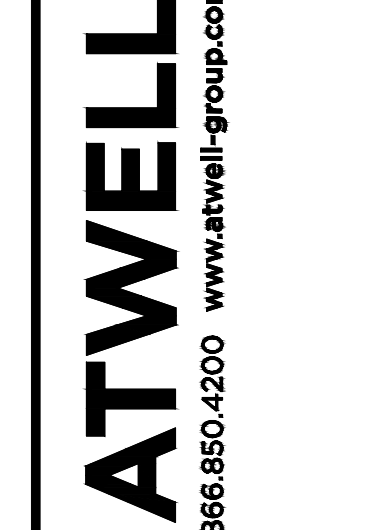


Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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LOCATED IN LAND LOT 304, 5TH LAND DISTRICT CITY OF DACULA, GEORGIA

PRELIMINARY LOT DIVISION PLAT DACULA SQUARE 765 DACULA ROAD DACULA, GEORGIA

DATE: DECEMBER 9, 2020
REVISIONS: MSJ | CH. CRE
P.M.C. ELDREDGE
JOB: 20000099
SHEET NO. 2 OF 2

DATUMS

Horizontal: Grid North, NAD83, West Zone (North American Datum of 1983), U.S. Survey Foot, Henry County, Georgia.
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12A Conus

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Row 1: C1, 1949.86, 80.29, 80.28, N 18'45'01" W

REFERENCES

- 1. LIMITED WARRANTY DEED RECORDED IN DEED BOOK 16486, PAGE 133, GWINNETT COUNTY RECORDS, GEORGIA.
2. PLAT RECORDED IN PLAT BOOK 132, PAGE 175, GWINNETT COUNTY RECORDS, GEORGIA. EXEMPTION PLAT FOR HEBRON CHRISTIAN CHURCH, HEBRON EDUCATIONAL MINISTRIES.
3. GWINNETT COUNTY TAX MAPS.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Rows C1 through C10.

OWNER/DEVELOPER

BPD DACULA, LLC
297 PRINCE AVENUE, SUITE 19
ATHENS, GA 30601
TRAVIS BUTLER: 706-521-6250

LEGEND

- Light pole, Spot elevation, Water valve, Fire hydrant, Utility pole, GUY WIRE, Electric transformer, Electric box, Telephone pedestal, Storm sewer line, Sanitary sewer, Water line, Gas line, Overhead electric, Underground electric, Property line, Adjacent property line, Benchmark, Iron pin found, Iron pin set.

ABBREVIATIONS

- CMP CORRUGATED METAL PIPE, RCP REINFORCED CONCRETE PIPE, CTP CRIMP TOP PIPE, IRF IRON ROD FOUND, F.F.E FINISHED FLOOR ELEVATION, SSMH SANITARY SEWER MANHOLE, CONC CONCRETE, B/L BUILDING LINE, CONC CONCRETE, FIP FOUND IRON PIPE, PB PLAT BOOK, PG PAGE, SQ. FT SQUARE FEET

ZONING

THE SUBJECT PROPERTY IS ZONED C-2 (GENERAL BUSINESS DISTRICT) PER CITY OF DACULA PLANNING AND ZONING.
THE SETBACKS FOR ZONE "C-2" GENERAL BUSINESS DISTRICT ARE:
MINIMUM LOT AREA = NONE
MINIMUM LOT WIDTH = 40 FEET
MINIMUM FRONT YARD SETBACK = 50 FEET FROM RIGHT OF WAY LINE
MINIMUM SIDE YARD SETBACK = 10 FEET
MINIMUM REAR YARD SETBACK = 15 FEET
MAXIMUM HEIGHT = 40 FEET

SURVEY 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



February 4, 2021
CLYDE R. ELDREDGE, G.A. R.L.S. #2659

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

PURPOSE OF PLAT

TO SUBDIVIDE LOT 1 (P.I.D. 5304 001) OF HEBRON CHRISTIAN CHURCH/HEBRON EDUCATIONAL MINISTRIES, RECORDED IN PLAT BOOK 132, PAGE 175 OF GWINNETT COUNTY CLERK OF SUPERIOR COURT.

DEVELOPMENT DATA:

TOTAL NUMBER OF LOTS: 4
CURRENT ZONING: C-2

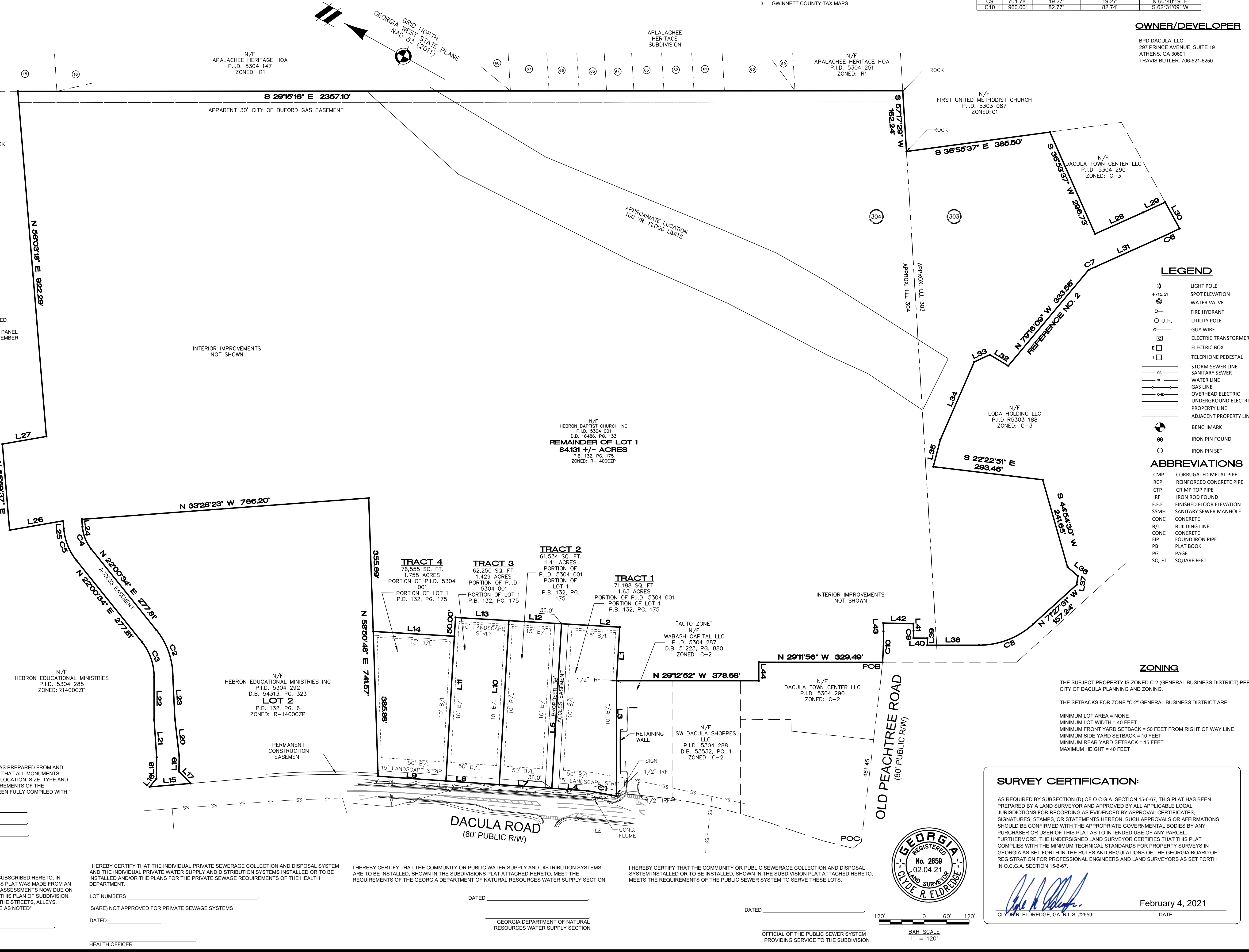
AREA

TRACT 1 = 71,188 SQ. FEET OR 1.63 ACRES
TRACT 2 = 61,534 SQ. FEET OR 1.41 ACRES
TRACT 3 = 62,250 SQ. FEET OR 1.42 ACRES
TRACT 4 = 76,555 SQ. FEET OR 1.75 ACRES
TOTAL AREA = 271,527 SQ. FEET OR 6.23 ACRES

FLOOD NOTE

A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD ZONE PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13135C0062F, PANEL No. 62 OF 156, EFFECTIVE DATE: SEPTEMBER 29, 2006.

Table with columns: LINE, BEARING, DISTANCE. Lines L1 through L44.



IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED FUTURE AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF DACULA, GEORGIA, HAVE BEEN FULLY COMPILED WITH.

BY:
REGISTERED P.E. NO.
REGISTERED GEORGIA LAND SURVEYOR NO.

OWNER'S CERTIFICATION AND DEDICATION

STATE OF GEORGIA, COUNTY OF GWINNETT
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, COUNTY AND CITY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, I (WE) HEREBY CERTIFY THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL THE STREETS, ALLEYS, WALKWAYS, DRAINAGE EASEMENTS, AND OTHER SPACES TO PUBLIC USE AS NOTED.

I HEREBY CERTIFY THAT THE INDIVIDUAL PRIVATE SEWERAGE COLLECTION AND DISPOSAL SYSTEM AND THE INDIVIDUAL PRIVATE WATER SUPPLY AND DISTRIBUTION SYSTEMS INSTALLED OR TO BE INSTALLED AND/OR THE PLANS FOR THE PRIVATE SEWERAGE REQUIREMENTS OF THE HEALTH DEPARTMENT.

I HEREBY CERTIFY THAT THE COMMUNITY OR PUBLIC WATER SUPPLY AND DISTRIBUTION SYSTEMS ARE TO BE INSTALLED, SHOWN IN THE SUBDIVISIONS PLAT ATTACHED HERETO, MEET THE REQUIREMENTS OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES WATER SUPPLY SECTION.

I HEREBY CERTIFY THAT THE COMMUNITY OR PUBLIC SEWERAGE COLLECTION AND DISPOSAL SYSTEM INSTALLED OR TO BE INSTALLED, SHOWN IN THE SUBDIVISION PLAT ATTACHED HERETO, MEETS THE REQUIREMENTS OF THE PUBLIC SEWER SYSTEM TO SERVE THESE LOTS.

OWNER:
HEALTH OFFICER:

GEORGIA DEPARTMENT OF NATURAL RESOURCES WATER SUPPLY SECTION

OFFICIAL OF THE PUBLIC SEWER SYSTEM PROVIDING SERVICE TO THE SUBDIVISION

