



BABBS ENGINEERING CONSULTANTS, LLC

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MISSION STATEMENT: "A Company Committed to Engineering the World for Future Generations"

BABBS ENGINEERING CONSULTANTS, LLC (**BEC**) is an 8(a) certified professional A&E firm that specializes in civil site development and building infrastructure projects, construction management, storm-water management, civil site and roadway design projects. Additionally, our consultants can assist your organization with environmental remediation and inspection on asphalt, bridge, concrete, and earthwork projects.

09/21/22

Prepared for:

Hall County Planning & Development
2875 Browns Bridge Road
Gainesville, Ga. 30504
Phone: 678.531.6809

RE: REPORT Existing Highway Business District (H-B) property to Proposed Planned Commercial Development (PCD) district property located within 7th District Land Lot 329 found in Deed Book 2326 Page 58 with physical street address of 5741 Holiday Road, Buford, Ga. 30518 (app. 2.1 Acres).

The existing conditions of the property consists of a residence with carport with concrete driveway that extends to Holiday Road is zoned in Highway Business District (H-B). There is an existing wire woven fence surrounding the north and south sides of the property. The fence stretches from the front to the back yard within the confines of the boundary of the property. The back of the property is all greenspace that consists of trees and vegetation on a meandering topography. There is a small berm in the backyard beyond the fence line on the north side of the property that runs longitudinal with Lanier Islands Parkway streetscape; uphill from streetscape within the confines of the property. The property seems to have a swale area in the back functioning as some sort of retainer for stormwater. The property is not in a flood zone based on TMA MAP Number 13139CO288G effective 04/04/2018.

The proposed activities for this site will consists of making just over 70% of this property impervious surface with asphalt to support the rental parking spaces for potential clients to park their Boats and RVs. The proposed parking spaces will be covered in accordance to all specifications acknowledged in the Gateway Corridor



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Overlay District. The proposed zoning for this site is Planned Commercial Development (PCD). The existing residence that's currently functioning as a rental property is planned to be remodeled if feasible after assessing the pertinent changes in referencing the fire marshal ordinances. The remodeled facility will serve as an active office building in support of all administrative and maintenance activities required to support the operations of the proposed site. The exterior of the remodeled facility will mainly consist of brick and all pertinent items in reference to the regulations of the Gateway Corridor Overlay District. The proposed driveway entrance will be app. 75 ft in length prior to entering proposed coded gate(constructed with metal materials) ; see proposed site plan for more details. The proposed site will be made more level than existing condition of the site and will also have a water quality device within a proposed junction box that will treat the storm water after existing the paved surface and prior to entering greenspace; see proposed site plan for more details. The type of lighting on the site will be determined based on cost benefit analysis on Solar vs LED and will also be installed in accordance to the Gateway Corridor Overlay District specifications. The site operations hours will be from 9am to 6pm most extended office hours, with access through gate between hours of 6am and 10pm. The access will only be granted to clients/customers prior to and after office hours. In closing we see no significant impact to any water resource areas in the watershed of this site from the proposed site of reference. The existing and proposed site outfalls will be in a no-name state-water that runs along the side of Lanier Island Parkway, but this impact will only occur during significant flood conditions. If you have any questions, feel free to contact me at (256) 452-2965 or via email tbabbs@babbsengrg.com.



Sincerely,


Torris J. Babbs, P.E.

Principal

BABBS ENGINEERING CONSULTANTS, LLC