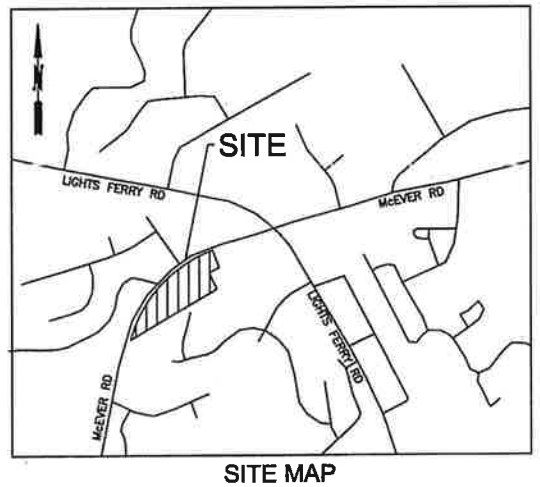
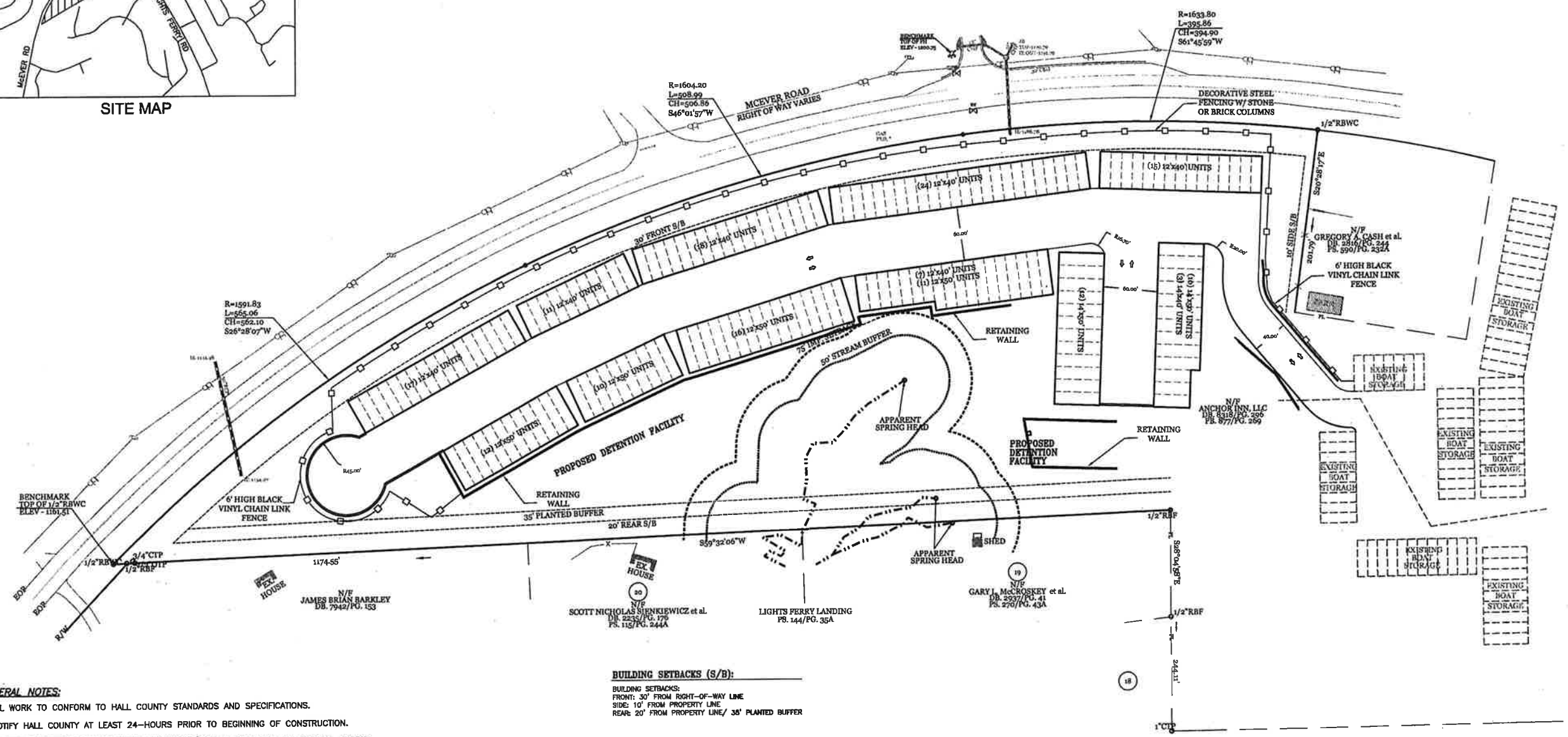
EXISTING ZONING: AR-III
PROPOSED ZONING: H-B
TAX ID # 08119 000003
CURRENT ADDRESS: 5820 MCEVER ROAD
HALL COUNTY, GEORGIA
TOTAL AREA: 7.06 ACRES



SITE MAP

811
Know what's below.
Call before you dig.

GRID NORTH



BUILDING SETBACKS (S/B):

BUILDING SETBACKS:
FRONT: 30' FROM RIGHT-OF-WAY LINE
SIDE: 10' FROM PROPERTY LINE
REAR: 20' FROM PROPERTY LINE/ 35' PLANTED BUFFER

GENERAL NOTES:

1. ALL WORK TO CONFORM TO HALL COUNTY STANDARDS AND SPECIFICATIONS.
2. NOTIFY HALL COUNTY AT LEAST 24-HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
3. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL CLEAN UP ALL SCRAPS, RUBBISH, AND SURPLUS MATERIALS CAUSED BY THIS WORK AND HAUL THEM AWAY FROM THE SITE. REMOVE ALL ASPHALTIC MATERIALS FROM ADJACENT SURFACES AND LEAVE IN NEAT, CLEAN, AND ORDERLY CONDITION. HOSE AND WASH DOWN ALL ASPHALT AND RELATED CONCRETE PAVING TO REMOVE ALL MUD, DEBRIS, AND OTHER EXTRANEOUS MATERIALS, JUST PRIOR TO FINAL INSPECTION.
4. GRADE ALL HANDICAP RAMPS WITH A 12:1 MAX SLOPE.
5. PARKING REQUIREMENTS:
   BOAT STORAGE W/ NO OFFICE SPACE: N/A
6. PROPOSED USE IS THAT OF RV & BOAT STORAGE. ACCESS WILL BE VIA EXISTING SECURITY GATE THAT SERVES ANCHOR INN PHASE I.
7. NO ADDITIONAL SIGNAGE PROPOSED FOR THIS PHASE OF DEVELOPMENT.
8. SECURITY LIGHTING FOR PHASE II WILL MATCH THAT OF EXISTING PHASE I. NO SPILL LIGHTING TO BE PROPOSED.
9. NO DOMESTIC WATER OR SANITARY SEWER PROPOSED FOR THIS PHASE OF DEVELOPMENT.
10. PROPOSED BUFFERS WILL MATCH THOSE APPROVED UNDER ANCHOR INN PHASE I.

OWNER/OPERATOR/PRIMARY PERMITTEE:

ANCHOR INN RV & BOAT STORAGE
PHASE II
6127 LIGHTS FERRY ROAD
FLOWERY BRANCH, GA 30542
PHONE: 770-945-9524
24 HR. CONTACT: RODNEY HELLEMN
PHONE: 770-945-9524
EMAIL: rgmarine@bellsouth.net

GRAPHIC SCALE
60 0 60 120 240
1 inch = 60 ft.

REVISIONS

NO.	DATE	REMARKS

SEAL
GEORGIA REGISTERED 24444 PROFESSIONAL ENGINEER
WILLIAM MONTGOMERY
10/13/22

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ENGINEER.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.

Civilscapes, Inc.
CIVIL DESIGN & LANDSCAPE ARCHITECTURE
P.O. BOX 2115 CUMMING, GEORGIA 30028
Office: 678-513-8836 Email: civilscapesdesign@yahoo.com

SITE PLAN
FOR
ANCHOR INN RV & BOAT STORAGE
PHASE II
LAND LOT 119 / 8TH DISTRICT
HALL COUNTY, GEORGIA

SHEET NUMBER
1.0

SCALE
1" = 60'

DATE
10/13/22

PROJECT NO.
22-057

eFiled & eRecorded
DATE: 8/13/2019
TIME: 11:53 AM
PLAT BOOK: 00877
PAGE: 00269
RECORDING FEES: $8.00
PARTICIPANT ID: 9651848499
CLERK: Charles Baker
Hall County, GA
NOTE: by ch

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

A DIVISION OF A PARENT PARCEL AND COMBINATION SURVEY

LOCATED IN LAND LOTS 111 AND 119 OF THE 8TH LAND DISTRICT
HALL COUNTY, GEORGIA
REFERENCE DEEDS: D.B. 932, PG. 98 AND D.B. 7484, PG. 289

SURVEYOR 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 THE 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 AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Joseph P. Brewer Ga. RLS #3209 7-15-2019

HALL COUNTY GEORGIA

Hall County Government
BOARD OF COMMISSIONERS

July 2, 2019

Forest Bond Inc
6504 Flat Creek Road
Flowery Branch, GA 30542

RE: Application to Rezone

To Whom It May Concern:

Please be advised that at its Special Called Voting Meeting of June 25, 2019, the Hall County Board of Commissioners voted, unanimously, to approve the following case with the Board conditions, along with an added 5th condition:

- Application of Forest Bond Inc. to rezone from Agricultural-Residential (AR) to R-B (Single Family Residential) (R-B) on 12.15 acres located at the intersection of Lights Ferry Road and McEver Road, a.k.a. 6127 Lights Ferry Road and 5617 McEver Road, Gainesville, GA; Tax Parcel IDs: 08119 000222 and 08119 000003 (p.o.). Proposed Use: Single Family Residential.

Conditions:

1) The development shall come as generally described in the narrative and depicted on the concept plan, modified for compliance with regulations at time of development application.
2) Where the development borders the Lights Ferry Landing Subdivision, there shall be a 35 foot vegetated buffer.
3) The development shall contain both town and 55+ concepts.
4) The development shall have decorative wrought iron or brick subwoofer along McEver Road and Lights Ferry Road. There shall be a 6 foot high black vinyl chain link fence along all other property lines.
5) Entrance should be located on Lights Ferry Road, which may be aligned with the existing one.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

Jim Arnold
Hall County Commission Chair

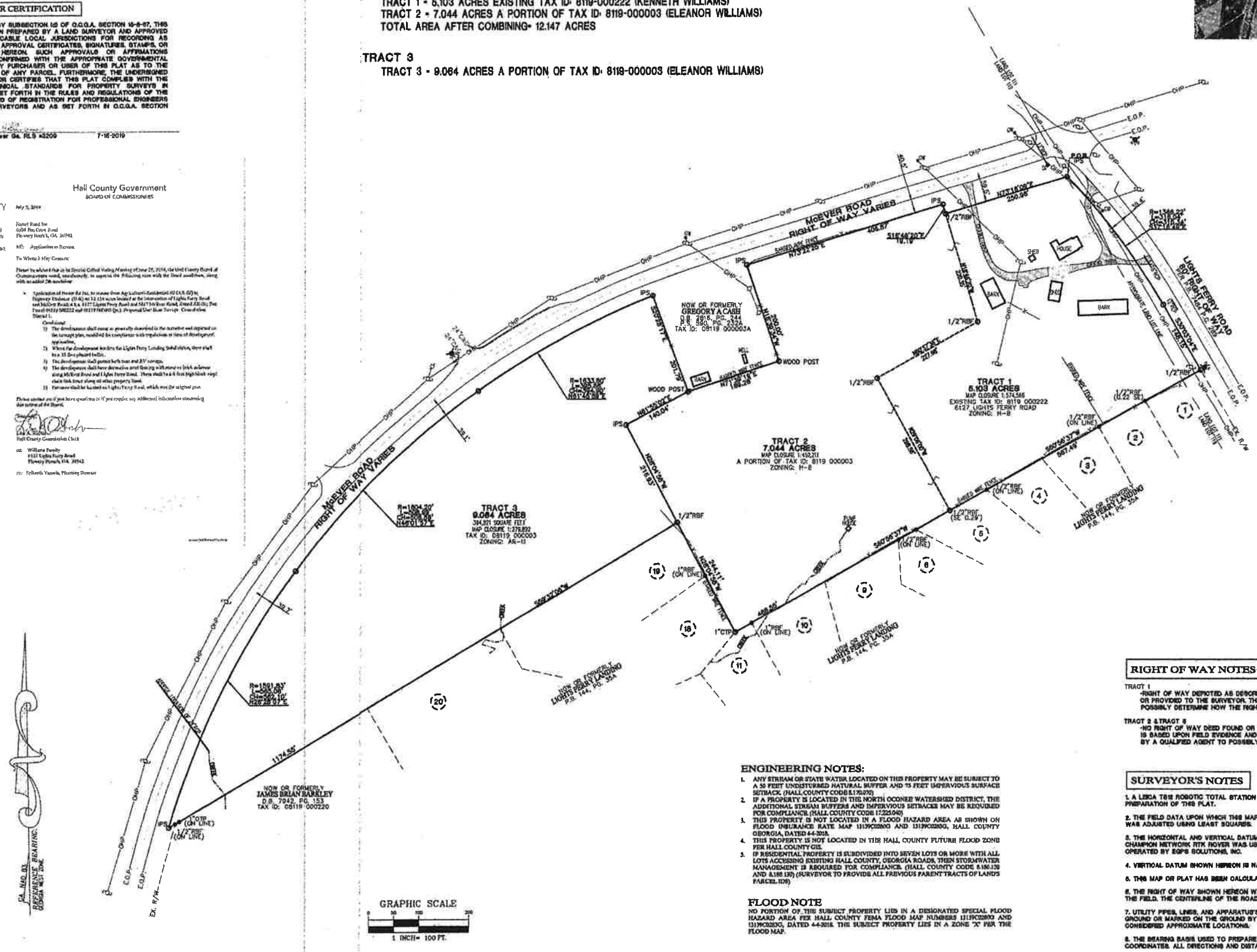
cc: Williams Family
6127 Lights Ferry Road
Flowery Branch, GA 30542

cc: Tedbetch Vanzetta, Planning Director

AREA SUMMARY

TRACT 1 AND TRACT 2 TO BE COMBINED:
- TRACT 1 - 5.103 ACRES EXISTING TAX ID: 8119-000222 (KENNETH WILLIAMS)
- TRACT 2 - 7.044 ACRES A PORTION OF TAX ID: 8119-000003 (ELEANOR WILLIAMS)
- TOTAL AREA AFTER COMBINING- 12.147 ACRES

TRACT 3
- TRACT 3 - 9.064 ACRES A PORTION OF TAX ID: 8119-000003 (ELEANOR WILLIAMS)



UTILITY LEGEND

- W — UNDERGROUND WATERLINES
- TELE / FO — UNDERGROUND TELEPHONE OR COMMUNICATION LINES OR FIBER OPTICS
- UP — UNDERGROUND POWER LINES
- OHP — OVERHEAD POWER LINES
- S — UNDERGROUND SANITARY SEWER LINE
- GAS — UNDERGROUND GAS SEWER LINE

SYMBOL LEGEND

- LIGHT POLE
- POWER POLE
- S.M.H. — SANITARY SEWER MANHOLE
- F.H. — FIRE HYDRANT
- STORM PIPE

TEXT LEGEND

- C/L — CENTER LINE
- C.G. — CURB & GUTTER
- R.C.P. — REINFORCED CONCRETE PIPE
- C.M.P. — CORRUGATED METAL PIPE
- S.F. — SQUARE FEET
- T.B. — TELEPHONE BUCKET
- F.F.E. — FINISHED FLOOR ELEVATION
- F.P. — FIBER PIPE
- B.F. — BEAM FLANGE FOUND
- B.P. — BEAM PIN SET
- N.I.P. — NAIL IN PIPE
- N/O — NOW OR FORMERLY
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT
- R.O.W. — RIGHT OF WAY
- P.I. — PIPE INLET
- W.M. — WATER METER
- W.V. — WATER VALVE
- F.S.S. — FIRE SERVICE STRUCTURE
- S.S.M.H. — SANITARY SEWER MANHOLE
- T.B.M. — TEMPORARY BENCH MARK

RECORDING PERMIT

BY S. McDonald 8.12.19
HALL COUNTY PLANNING COMMISSION

COUNTY ENGINEER APPROVED 7/30/19 HALL COUNTY, GEORGIA

HALL COUNTY GA DEPT. OF PUBLIC HEALTH 8-12-19

Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Tract 1 & 2 permit #59969
Tract 3 soils by Dan Arnham

ENGINEERING NOTES:

1. ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL BUFFER AND 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE 5.170.070)
2. IF A PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THE ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 17.225.040)
3. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 13139C0200G AND 13139C0250G, HALL COUNTY GEORGIA, DATED 4-4-2018.
4. THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.
5. IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 8.180.120 AND 8.180.130) (SURVEYOR TO PROVIDE ALL PREVIOUS PARENT TRACTS OF LANDS PARCEL ID#)

FLOOD NOTE

NO PORTION OF THE SUBJECT PROPERTY LIES IN A DESIGNATED SPECIAL FLOOD HAZARD AREA PER HALL COUNTY FEMA FLOOD MAP NUMBERS 13139C0200G AND 13139C0250G, DATED 4-4-2018. THE SUBJECT PROPERTY LIES IN A ZONE "X" PER THE FLOOD MAP.

RIGHT OF WAY NOTES

TRACT 1
-RIGHT OF WAY DEPICTED AS DESCRIBED IN DEED BOOK 7484 PAGE 289. NO RIGHT OF WAY DEED FOUND. OR PROVIDED TO THE SURVEYOR. THE SURVEYOR SUGGEST A TITLE SEARCH BY A QUALIFIED AGENT TO POSSIBLY DETERMINE HOW THE RIGHT OF WAY AFFECTS THE PROPERTY.

TRACT 2 & TRACT 3
-NO RIGHT OF WAY DEED FOUND OR PROVIDED TO THE SURVEYOR. THE RIGHT OF WAY DEPICTED HEREON IS BASED UPON FIELD EVIDENCE AND MAINTENANCE BY THE COUNTY. THE SURVEYOR SUGGEST A TITLE SEARCH BY A QUALIFIED AGENT TO POSSIBLY DETERMINE HOW THE RIGHT OF WAY AFFECTS THE PROPERTY.

SURVEYOR'S NOTES

1. A LEICA TS12 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 76,698 FEET AND WAS ADJUSTED USING LEAST SQUARES.
3. THE HORIZONTAL AND VERTICAL DATUM FOR WHICH THIS SURVEY IS BASED WAS OBTAINED BY THE USE OF GPS. A CHAMPION NETWORK RTK ROVER WAS USED TO COLLECT CORRECTED MEASUREMENTS REPORTED BY A REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC.
4. VERTICAL DATUM SHOWN HEREON IS NAVD 88 AND AS REPORTED BY THE RTN OPERATED BY EGPS SOLUTIONS, INC.
5. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND CAN BE FOUND ON EACH TRACT.
6. THE RIGHT OF WAY SHOWN HEREON WAS CALCULATED FROM DEEDS AND PLATS OF RECORD AND MONUMENTS FOUND IN THE FIELD. THE CENTERLINE OF THE ROADWAY DOES NOT REPRESENT THE CENTERLINE OF THE RIGHT OF WAY.
7. UTILITY PIPES, LINES, AND APPARATUS SHOWN ARE FROM OBSERVED EVIDENCE ONLY BY WHAT WAS VISIBLE ABOVE GROUND OR MARKED ON THE GROUND BY OTHERS. ALL BELOW GROUND UTILITIES SHOWN ON THIS MAP SHOULD BE CONSIDERED APPROXIMATE LOCATIONS.
8. THE BEARING BASIS USED TO PREPARE THIS PLAT IS BASED UPON NAD-83, GEORGIA STATE PLANE, WEST ZONE COORDINATES. ALL DIRECTIONS AND DISTANCES SHOWN HEREON ARE A GROUND LEVEL PROJECTION OF THE SYSTEM.

PREPARED BY: A GEORGIA LAND SURVEYING FIRM: LSF# 001105
acre PROFESSIONAL SURVEYORS
LAND DEVELOPMENT SURVEYING AND MAPPING
ACRE GROUP, INC.
P.O. BOX 54 | LOGANVILLE | GEORGIA, 30052 | 770.250.0059

REVISION:

NO.	DATE:

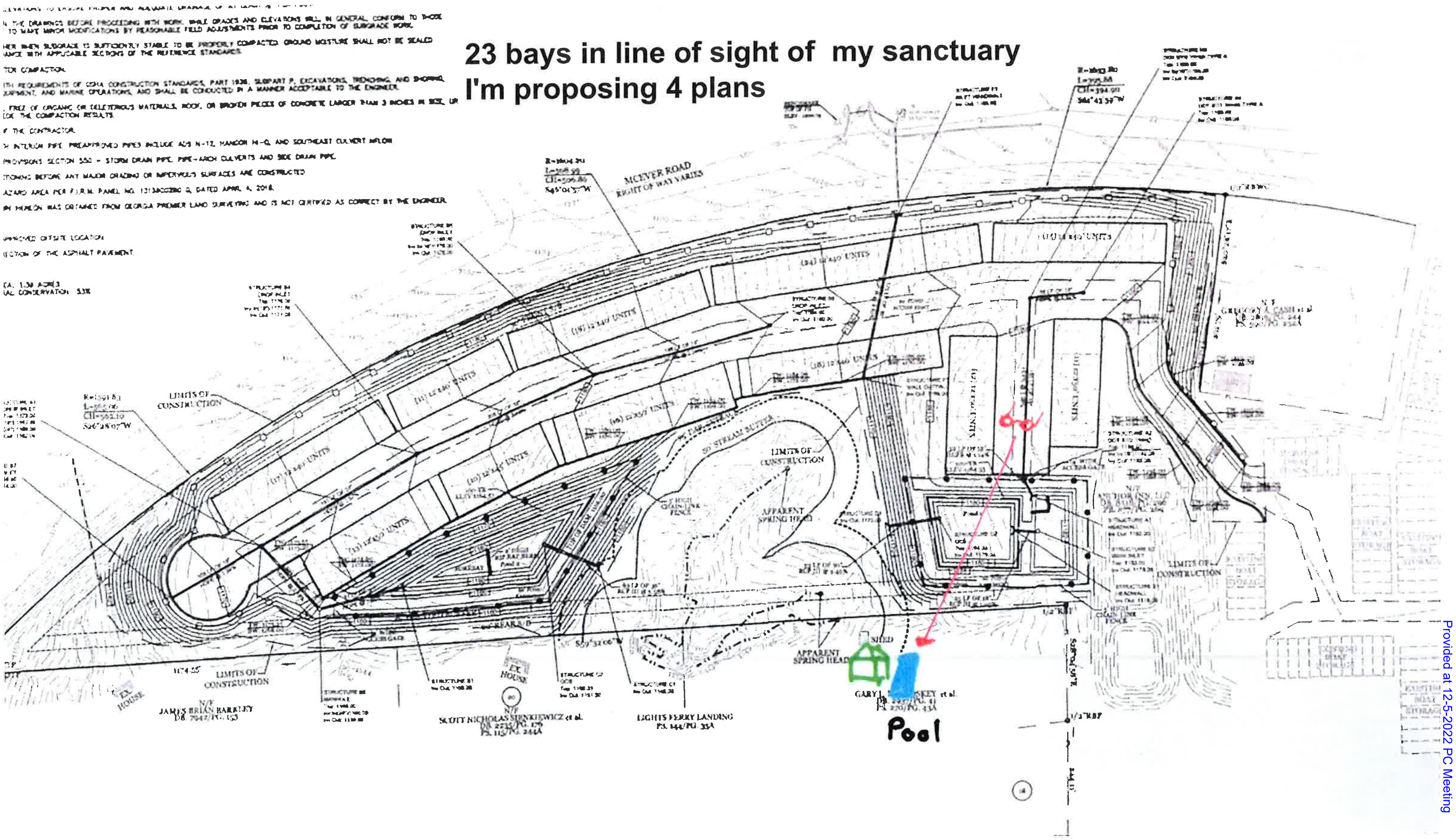
SURVEY INFORMATION:
DATE: 7/15/2019 LAND LOTS: 111 & 119 DISTRICT: 8TH COUNTY: HALL
CITY: N/A SCALE: 1"=100 DRAWN BY: D. J. BENNETT
JOB NUMBER: 19-177 DATE OF FIELD WORK: 3/7/2019

A DIVISION OF A PARENT PARCEL AND COMBINATION SURVEY:

FOSTER ROAD INC.

SHEET:
1 OF 1

23 bays in line of sight of my sanctuary
I'm proposing 4 plans



Provided at 12-5-2022 PC Meeting