



SITE MAP

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



Know what's below.
 Call before you dig.



NO.	DATE	REVISIONS

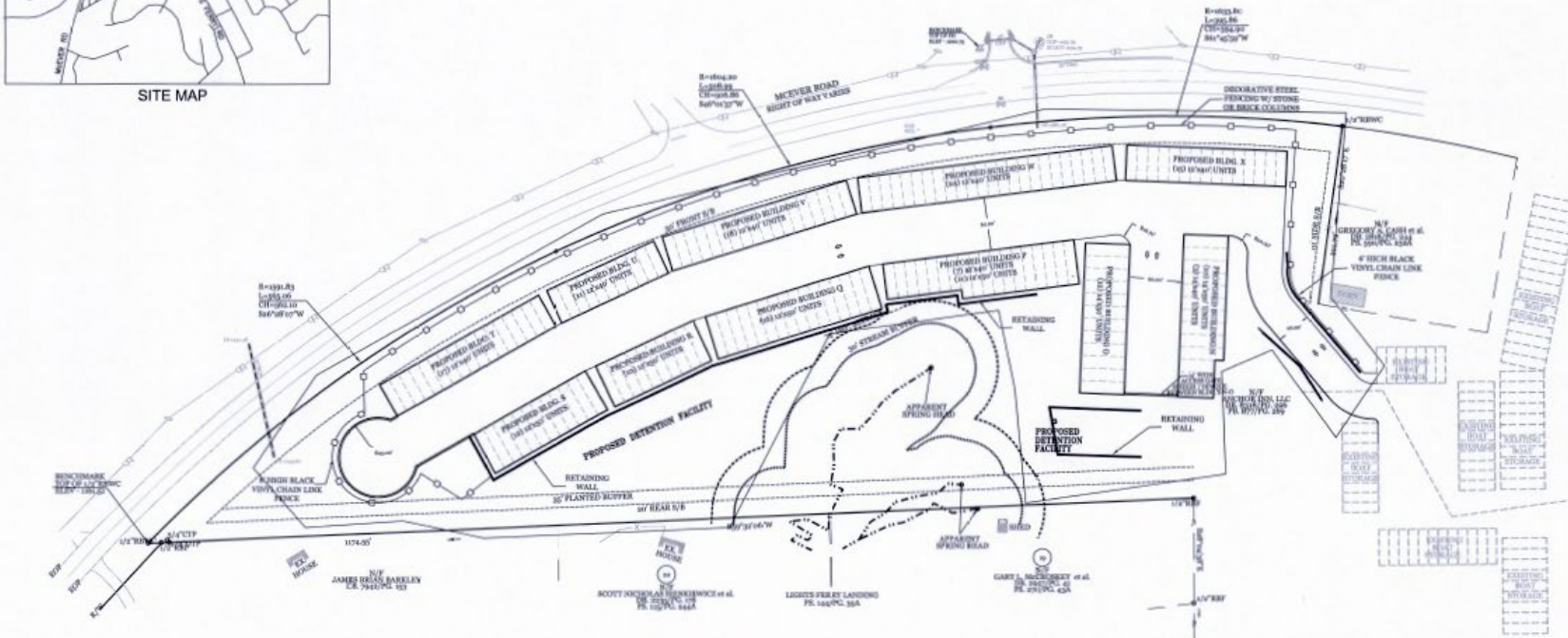


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Civilscapes, Inc.
 CIVIL DESIGN & LANDSCAPE ARCHITECTURE
 OFFICE: 878-511-8838 Email: cdcivildesign@qyntao.com

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

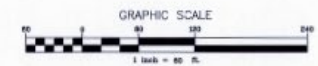
SCALE
 1" = 60'
 DATE
 10/13/22
 PLANET NO.
 22-357

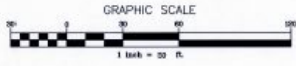


- GENERAL NOTES:**
1. ALL WORK TO CONFORM TO HALL COUNTY STANDARDS AND SPECIFICATIONS.
 2. NOTIFY HALL COUNTY AT LEAST 24-HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
 3. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL CLEAN UP ALL SCRAPS, RUBBISH, AND SURPLUS MATERIALS CAUSED BY THIS WORK AND HURL THEM AWAY FROM THE SITE. REMOVE ALL ASPHALT 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 EXTRANEIOUS MATERIALS, JUST PRIOR TO FINAL INSPECTION.
 4. GRADE ALL HANDICAP RAMPS WITH A 1:21 MAX SLOPE.
 5. PARKING REQUIREMENTS:
 BOAT STORAGE N/ 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 SEWAGEY SEWER PROPOSED FOR THIS PHASE OF DEVELOPMENT.
 10. PROPOSED BUFFERS WILL MATCH THOSE APPROVED UNDER ANCHOR INN PHASE I.

BUILDING SETBACKS (6/20):
 BUILDING SETBACKS:
 FRONT: 30' FROM RIGHT-OF-WAY LINE
 SIDE: 10' FROM PROPERTY LINE
 REAR: 20' FROM PROPERTY LINE/ 30' PLANTED BUFFER

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





R=1604.20
L=508.99
CH=506.86
S46°01'57"W

MCEVER ROAD
RIGHT OF WAY VARIES

TOP OF FH
ELEV = 1000.75

R=1591.83
L=565.06
CH=562.10
S26°28'07"W

1E-1141.48

6' HIGH BLACK
VINYL CHAIN LINK
FENCE

EX
HOUSE

N/F
JAMES BRIAN BARKLEY
DB. 7942/P.G. 153

1174.55'

PROPOSED BLDG. T
(17) 12'x40' UNITS

PROPOSED BLDG. S
(12) 12'x50' UNITS

PROPOSED BUILDING R
(10) 12'x50' UNITS

PROPOSED BLDG. U
(11) 12'x40' UNITS

PROPOSED BUILDING Q
(16) 12'x50' UNITS

PROPOSED BUILDING V
(18) 12'x40' UNITS

PROPOSED BUI
(24) 12'x40' UNITS

PROPOSED BUI
(7) 12'x40' UNITS
(11) 12'x50' UNITS

PROPOSED DETENTION
FACILITY

RETAINING
WALL
35' PLANTED BUFFER

20' REAR S/B

EX
HOUSE

N/F
SCOTT NICHOLAS SIENKIEWICZ et al.
DB. 2235/P.G. 176
PS. 115/P.G. 244A

LIGHTS FERRY LANDING
PS. 144/P.G. 35A

75' IMP. SURFACE
50' STREAM BUFFER

APPARENT
SPRING HEAD

APPARENT
SPRING HEAD

G/

NO.	DATE	REVISIONS



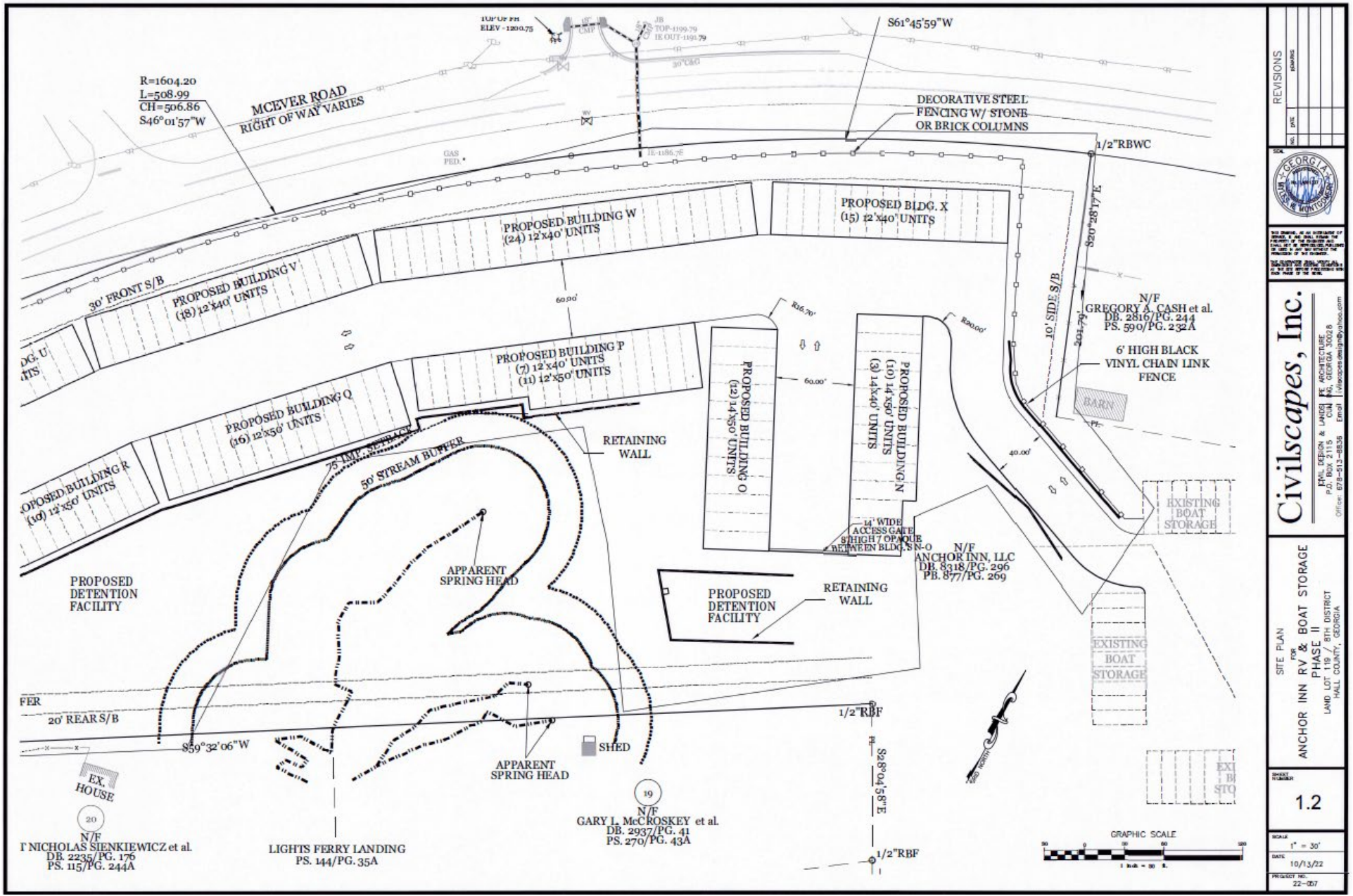
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CLACKAMING, GEORGIA 30028
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SITE PLAN FOR
ANCHOR INN RV & BOAT STORAGE
PHASE II
LAND LOT 110 / 8TH DISTRICT
HALL COUNTY, GEORGIA

SCALE 1" = 30'
DATE 10/13/22
PROJECT NO. 22-457

1.1



R=1604.20
L=508.99
CH=506.86
S46°01'57"W

MCEVER ROAD
RIGHT OF WAY VARIES

S61°45'59"W

DECORATIVE STEEL
FENCING W/ STONE
OR BRICK COLUMNS

1/2" RBWC

PROPOSED BUILDING W
(24) 12'x40' UNITS

PROPOSED BLDG. X
(15) 12'x40' UNITS

PROPOSED BUILDING V
(18) 12'x40' UNITS

PROPOSED BUILDING P
(7) 12'x40' UNITS
(11) 12'x50' UNITS

PROPOSED BUILDING O
(12) 14'x50' UNITS

PROPOSED BUILDING N
(10) 14'x50' UNITS
(3) 14'x40' UNITS

N/F
GREGORY A. CASH et al.
DB. 2816/PG. 244
PS. 590/PG. 232A

6' HIGH BLACK
VINYL CHAIN LINK
FENCE

PROPOSED BUILDING Q
(16) 12'x50' UNITS

PROPOSED BUILDING R
(10) 12'x50' UNITS

RETAINING WALL

50' STREAM BUFFER

APPARENT
SPRING HEAD

PROPOSED DETENTION
FACILITY

14' WIDE
ACCESS GATE
8' HIGH 7' OPENURE
BETWEEN BLDGS.

N/F
ANCHOR INN, LLC
DB. 8318/PG. 296
PB. 877/PG. 269

EXISTING
BOAT
STORAGE

PROPOSED
DETENTION
FACILITY

EXISTING
BOAT
STORAGE

20' REAR S/B

1/2" RBF

APPARENT
SPRING HEAD

N/F
GARY L. McCROSKEY et al.
DB. 2937/PG. 41
PS. 270/PG. 43A

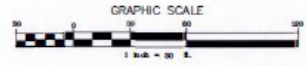
EX. HOUSE

N/F
NICHOLAS SIENKIEWICZ et al.
DB. 2235/PG. 176
PS. 115/PG. 244A

LIGHTS FERRY LANDING
PS. 144/PG. 35A

SHED

1/2" RBF



NO.	DATE	REVISIONS



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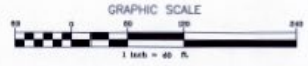
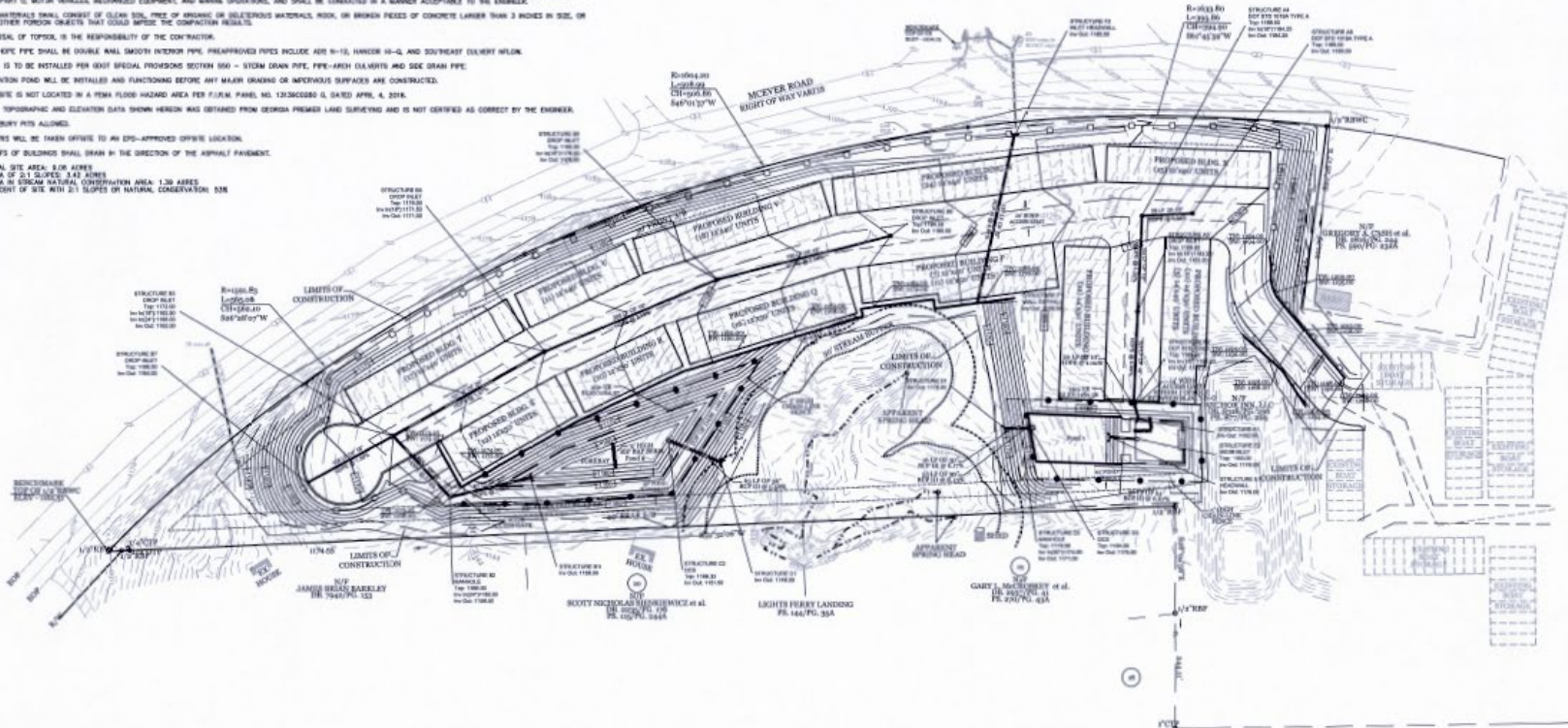
Civilscapes, Inc.
 N/F
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 PS. 270/PG. 43A
 N/F
 NICHOLAS SIENKIEWICZ et al.
 DB. 2235/PG. 176
 PS. 115/PG. 244A

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

SCALE
1" = 30'
DATE
10/13/22
PROJECT NO.
22-107

GENERAL NOTES:

1. THIS PROJECT IS LOCATED WITHIN 200' OF STATE HIGHWAY.
2. A 30-FOOT UNDISTURBED BUFFER SHALL BE MAINTAINED ADJACENT TO ALL STREAMS. AN ADDITIONAL 25-FOOT UNDISTURBED BUFFER SHALL ALSO BE MAINTAINED.
3. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
4. CONSTRUCTION SHALL BE LIMITED TO AREAS SO INDICATED ON THE DRAINAGE AREAS OUTSIDE OF THE LIMITS OF CONSTRUCTION SHALL BE ENCROACHED UPON ONLY BY WRITTEN PERMISSION OR AGREEMENT. THIS PROVISION APPLIES TO BOTH PERSONNEL AND EQUIPMENT.
5. SUBGRADE PREPARATION: SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH GEORGIA DOT SPECIFICATIONS AND THESE REGULATIONS. IF ANY SECTIONS OF THE SUBGRADE ARE COMPOSED OF TOPSOIL, ORGANIC, OR OTHER UNSTABLE OR UNDESIRABLE MATERIAL, SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, AND THEN THOROUGHLY COMPACTED AS SPECIFIED FOR FILL OF STABILIZED SOIL'S OR A 200'-MINIMUM OR 800'-MIN.
6. FILL SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NOT MORE THAN 8" THICK (GROSS MEASUREMENT). MOISTURE CONTENT SHALL BE ADJUSTED AS NECESSARY TO COMPACT MATERIAL TO 95% OF MAXIMUM DRY DENSITY EXCEPT FOR THE TOP 24" WHICH SHALL BE COMPACTED TO 98% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D1557.
7. FINISH SUBCONTRACTOR SHALL EXAMINE ALL AREAS AND MAKE READY FOR HIS WORK, INCLUDING BUT NOT LIMITED TO, SUBGRADE PREPARATION, MOISTURE CONTENT, DRAINAGE GRADIENTS, GRADES AND ELEVATIONS, GROUND SURFACE, AND MAKE ANY ADJUSTMENTS NECESSARY PRIOR TO THE START OF THIS WORK. BEGINS OF WORK SHALL SHOW ACCEPTANCE OR SURFACE BY THE FINISH CONTRACTOR.
8. FINISH OPERATIONS SHALL NOT BEGIN UNTIL ALL UNDERGROUND WORK OF OTHER TRADES HAVE BEEN COMPLETED AND ALL DRAINAGE STRUCTURES INSTALLED IN AREAS WHICH ARE TO BE PAVED.
9. BEFORE PROCEEDING, VERIFY ALL GRADES AND ELEVATIONS TO ENSURE PROPER AND ADEQUATE DRAINAGE OF AT LEAST 1/8" PER FOOT.
10. VERIFY ALL GRADES AND ELEVATIONS SHOWN ON THE DRAINAGE BEFORE PROCEEDING WITH WORK. WHILE GRADES AND ELEVATIONS WILL, IN GENERAL, CONFORM TO THOSE SHOWN ON DRAWINGS, OWNER RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS BY REASONABLE FIELD ADJUSTMENTS PRIOR TO COMPLETION OF SUBGRADE WORK.
11. ASPHALT PAVING SHALL BE DONE IN DRY WEATHER WHEN SUBGRADE IS SUFFICIENTLY STABLE TO BE PROPERLY COMPACTED. GROUND MOISTURE SHALL NOT BE HEARD UNDER PAVEMENT. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE REFERENCED STANDARDS.
12. ALL DIMENSIONS SPECIFIED ARE MEASURED AFTER COMPACTON.
13. ALL EXISTING UTILITIES SHALL COMPLY WITH REQUIREMENTS OF GEORGIA CONSTRUCTION STANDARDS, EAST USE, SUPPORT P, EXCAVATION, TRENCHING, AND SHORING, AND SUPPORT D, MOTOR VEHICLES, MECHANIZED EQUIPMENT, AND WAREHOUSES OPERATIONS, AND SHALL BE CONSTRUCTED IN A MANNER ACCEPTABLE TO THE ENGINEER.
14. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR SUSCEPTIBLE MATERIALS, ROCK, OR BROKEN PIECES OF CONCRETE LARGER THAN 3 INCHES IN SIZE, OR ANY OTHER FOREIGN OBJECTS THAT COULD IMPAIR THE COMPACTON RESULTS.
15. DISPOSAL OF TOPSOIL IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. ALL HIVE PVC SHALL BE DOUBLE WALL SMOOTH INTERIOR PIPE. PREAPPROVED PIPES INCLUDE ADE 8-15, HANOVER 10-Q, AND SOUTHWEST ELEMENT W/SLIM.
17. ALL HIVE IS TO BE INSTALLED PER GUYOT SPECIAL PROVISIONS SECTION 500 - STORM DRAIN PIPE, PIPE-ARCH DILUENTS AND SIDE DRAIN PIPE.
18. DETENTION POND WILL BE INSTALLED AND FUNCTIONING BEFORE ANY MAJOR GRADING OR IMPROVISED SURFACES ARE CONSTRUCTED.
19. THE SITE IS NOT LOCATED IN A FEMA FLOOD HAZARD AREA PER FIRM PANEL NO. 12136C000 G, DATED APRIL 4, 2016.
20. THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM GEORGIA PREMIER LAND SURVEYING AND IS NOT CERTIFIED AS CORRECT BY THE ENGINEER.
21. NO BURY PITS ALLOWED.
22. USERS WILL BE TAKEN OFFSITE TO AN EPA-APPROVED OFFSITE LOCATION.
23. ROOFS OF BUILDINGS SHALL DRAIN IN THE DIRECTION OF THE ASPHALT PAVEMENT.
24. TOTAL SITE AREA: 8.0 ACRES
AREA OF 2.1 ACRES, 3.4 ACRES
AREA IN USFCA NATURAL CONSERVATION AREA: 1.20 ACRES
PERCENT OF SITE WITH 2.1 ACRES OF NATURAL CONSERVATION: 53%



<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION										<p>Civilscapes, Inc. CIVIL DESIGN & LANDSCAPE ARCHITECTURE LAND LOT 119 / 8TH DISTRICT HALL COUNTY, GEORGIA OFFICE: 678-515-8858 CELL: 770-254-2474</p>
NO.	DATE	DESCRIPTION											
<p>GRADING AND DRAINAGE PLAN FOR ANCHOR INN RV & BOAT STORAGE PHASE II LAND LOT 119 / 8TH DISTRICT HALL COUNTY, GEORGIA</p>													
<p>SHEET NUMBER C4.0</p>													
<p>SCALE 1" = 60'</p>													
<p>DATE 9/11/22</p>													
<p>PROJECT NO. 21-036</p>													



R=1604.20
L=508.99
CH=506.86
S46°01'57"W

MCEVER ROAD
RIGHT OF WAY VARIES

STRUCTURE B5
DROP INLET
Top: 1180.00
Inv In(18") 1176.00
Inv Out: 1176.00

STRUCTURE B4
DROP INLET
Top: 1176.00
Inv In(18") 1171.50
Inv Out: 1171.00

STRUCTURE B3
DROP INLET
Top: 1172.00
Inv In(18") 1168.50
Inv In(24") 1168.00
Inv Out: 1162.00

R=1591.83
L=565.06
CH=562.10
S26°28'07"W

STRUCTURE B7
DROP INLET
Top: 1168.50
Inv Out: 1164.00

BENCHMARK
TOP OF 1/2" RBWC
ELEV - 1161.51

LIMITS OF
CONSTRUCTION

LIMITS OF
CONSTRUCTION

N/F
JAMES BRIAN BARKLEY
DB. 7942/PG. 153

N/F
SCOTT NICHOLAS SIENKIEWICZ et al.
DB. 2235/PG. 176
PS. 115/PG. 244A

LIGHTS FERRY LANDING
PS. 144/PG. 35A

STRUCTURE B2
MANHOLE
Top: 1166.00
Inv In(24") 1160.00
Inv Out: 1159.50

STRUCTURE B1
Inv Out: 1156.00

STRUCTURE C2
OCS
Top: 1166.33
Inv Out: 1161.50

STRUCTURE C1
Inv Out: 1148.00

PROPOSED BLDG. U
(11) 12'x40' UNITS

PROPOSED BUILDING V
(18) 12'x40' UNITS

PROPOSED BUILDING Q
(16) 12'x50' UNITS

PROPOSED BUILDING R
(10) 12'x50' UNITS

PROPOSED BLDG. T
(17) 12'x40' UNITS

PROPOSED BLDG. S
(12) 12'x50' UNITS

NO.	DATE	REVISIONS



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Civilscapes, Inc.
CIVIL DESIGN & LANDSCAPE ARCHITECTURE
OFFICE: 1911 MAIN STREET
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GRADING AND DRAINAGE PLAN
FOR
ANCHOR INN RV & BOAT STORAGE
PHASE II
LAND LOT 119 / 8TH DISTRICT
HALL COUNTY, GEORGIA

REVISION
C4.1

SCALE: 1" = 30'
DATE: 9/11/22
PROJECT NO.: 21-036

