

24 HOUR CONTACT: GRANT LEROUX (678) 315-6521  
GRANTLEROUX@MAIL.COM

**SITE PLAN NOTES:**

1. ALL CONSTRUCTION SHALL CONFORM TO HALL COUNTY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO NOTIFY HALL COUNTY INSPECTOR 24 HOURS PRIOR TO THE BEGINNING OF EACH PHASE OF CONSTRUCTION.
3. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
4. ALL WORK SHALL BE PERFORMED AND COMPLETED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH BEST RECOGNIZED TRADE PRACTICES. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE DETERMINED UNACCEPTABLE AND REJECTED BY THE ENGINEER.
5. THERE ARE NO KNOWN WETLANDS ON THIS SITE.
6. THERE ARE NO KNOWN GEMETERIES OR HISTORICAL MONUMENTS ON SITE.
7. ACCESSIBLE ROUTES, RAMPS, PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL CODES AND 2010 ADA REQUIREMENTS.
8. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS SHOWN OTHERWISE.
9. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
10. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
11. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
12. NO BILLBOARDS ARE PERMITTED.
13. SURVEY BY GENUINE MAPPING & DESIGN DATED APRIL 1, 2022.
14. THE BASIS OF BEARING FOR THIS PLAN IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). THE VERTICAL DATUM IS NAVD 83.
15. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FIELD RUN DATA BY GENUINE MAPPING & DESIGN.
- 16.



P.O. BOX 631, JEFFERSON, GA 30549  
PHONE: (678) 717-4631  
BDRRUP@GENUINEMAPPING.COM  
GSWCC LEVEL 11 CERTIFICATION #0000068640



GSWCC LEVEL 11 CERTIFICATION #000007789  
THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

**REVISIONS:**

NO.	DATE	REVISION

**BOAT REPAIR / SALES & BOAT/CAMPER STORAGE DEVELOPMENT**  
FOR  
**HM ENTERPRISE HOLDINGS, INC.**  
AT  
6515 NEW BETHANY ROAD  
BUFORD, HALL COUNTY, GEORGIA 30518

LAND LOT 330 7th DISTRICT PARCEL NUMBER: 07330 001 000CB HALL COUNTY, GEORGIA

SHEET TITLE:  
**REZONING SITE PLAN**

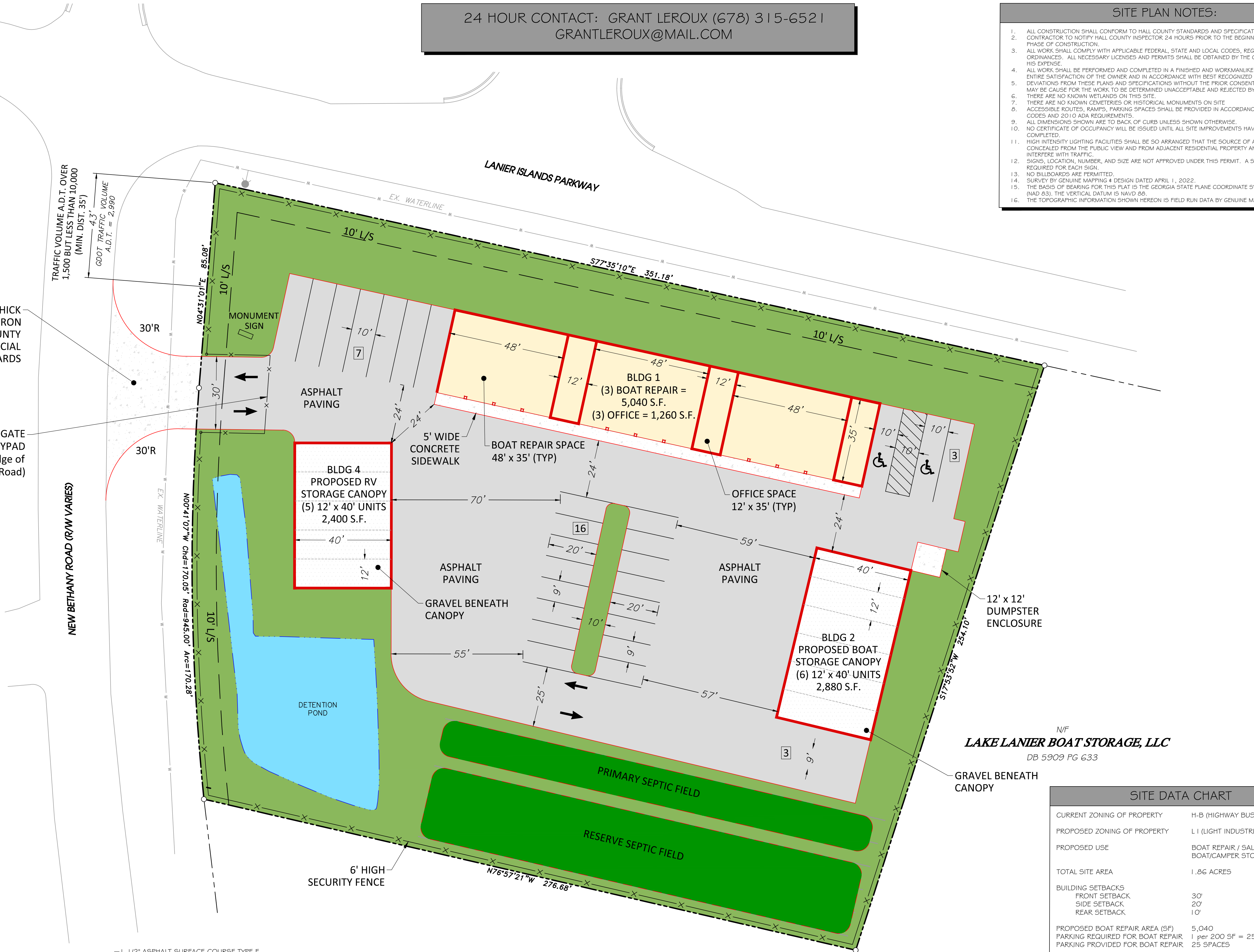


SCALE: 1" = 20'  
DATE: FEBRUARY 13, 2023  
PROJECT: HAL-330-1

SHEET NUMBER

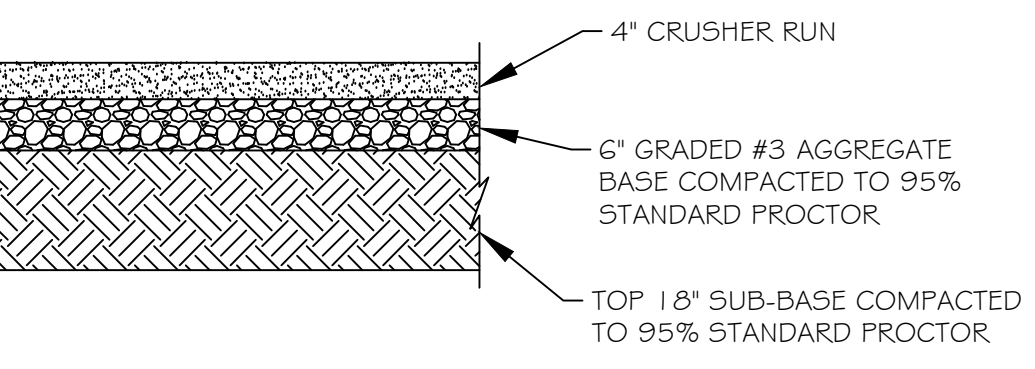
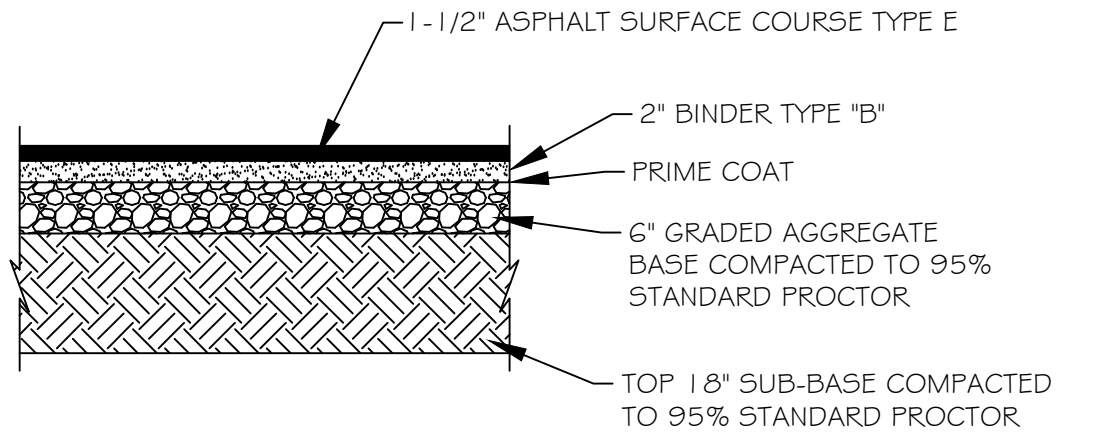


GRID NORTH-GA. WEST ZONE (NAD 83)



N/F  
**LAKE LANIER BOAT STORAGE, LLC**  
DB 5909 PG 633

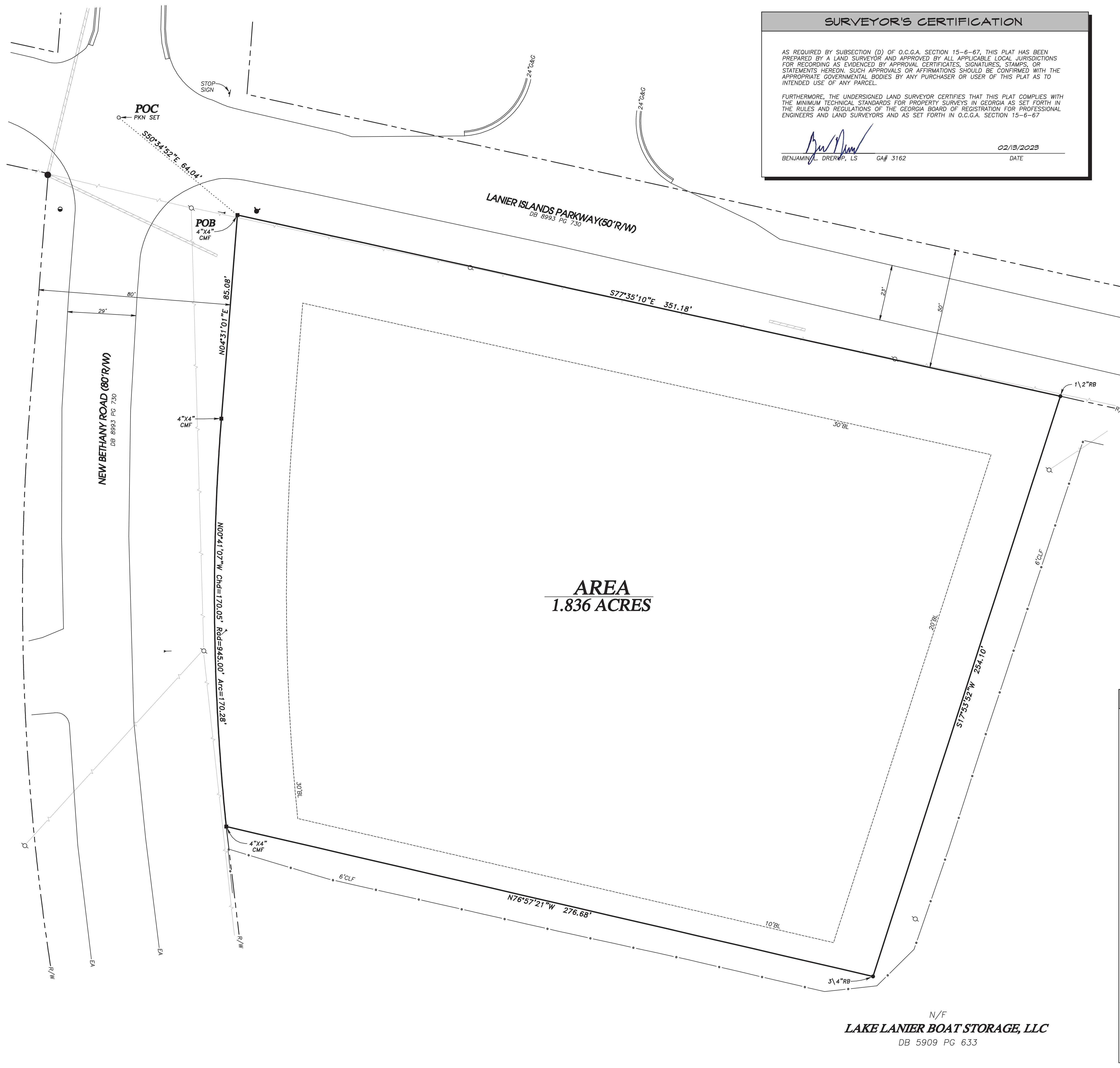
N/F  
**LAKE LANIER BOAT STORAGE, LLC**  
DB 5909 PG 633



- ASPHALT PAVING
- GRAVEL SURFACE
- LANDSCAPED AREA
- SEPTIC AREA

SITE DATA CHART	
CURRENT ZONING OF PROPERTY	H-B (HIGHWAY BUSINESS)
PROPOSED ZONING OF PROPERTY	L I (LIGHT INDUSTRIAL)
PROPOSED USE	BOAT REPAIR / SALES & BOAT/CAMPER STORAGE
TOTAL SITE AREA	1.86 ACRES
BUILDING SETBACKS	
FRONT SETBACK	30'
SIDE SETBACK	20'
REAR SETBACK	10'
PROPOSED BOAT REPAIR AREA (SF)	5,040
PARKING REQUIRED FOR BOAT REPAIR	1 per 200 SF = 25 SPACES
PARKING PROVIDED FOR BOAT REPAIR	25 SPACES
PROPOSED OFFICE AREA (SF)	1,260
PARKING REQUIRED FOR OFFICE	3.5 per 1000 SF = 4 SPACES
PARKING PROVIDED FOR OFFICE	4 SPACES
TOTAL BOAT REPAIR/OFFICE AREA (SF)	6,300
TOTAL PARKING REQUIRED	29 SPACES
TOTAL PARKING PROVIDED	29 SPACES
PROPOSED # of COVERED UNITS	11 12' x 40'
THIS PROJECT WILL BE SERVED BY A SEPTIC SYSTEM.	
THIS PROJECT WILL BE SERVED BY PUBLIC WATER SYSTEM.	



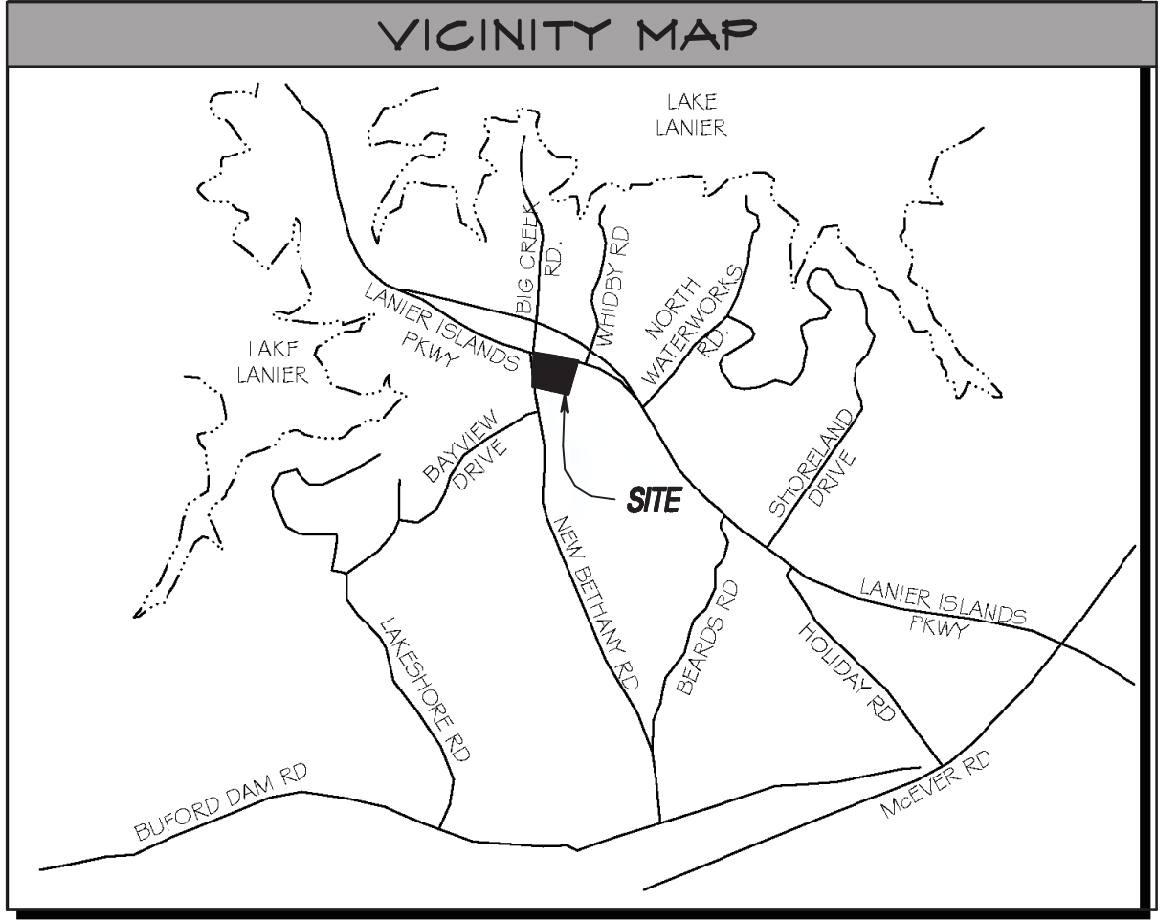


**SURVEYOR'S CERTIFICATION**

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

BENJAMIN L. DRERUP, LS    GA# 3162    DATE: 02/19/2023



- NOTES**
- 1) THE PURPOSE OF THIS PLAT IS TO DEPICT ALL OF THE LAND CONVEYED TO HM ENTERPRISE HOLDINGS, INC. BY RPM MOTORS BROKERS L.L.C. VIA DB 8983 PG 730, DATED 11/10/2021.
  - 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. NO WARRANTY IS EXPRESSED OR IMPLIED WITH RESPECT TO THE QUALITY OF TITLE. EXCEPTION IS MADE AS TO ANY EASEMENTS OR OTHER RESTRICTIONS TO TITLE NOT SHOWN HEREON.
  - 3) THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES. THE VERTICAL DATUM IS NAVD 88.
  - 4) ALL IRON PINS SET(IPS) ARE 1/2" REBAR UNLESS OTHERWISE NOTED. ALL OTHER MONUMENTATION CALLED FOR HEREON WAS FOUND IN PLACE.
  - 5) THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK, AND/OR AVAILABLE MAPS OR PLATS, AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.
  - 6) NO PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13139C0290G, EFFECTIVE DATE 04/04/2018.
  - 7) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.07 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LEICA TS12 ROBOTIC TOTAL STATION.
  - 8) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 171,152 FEET.
  - 9) THIS SURVEY DOES NOT REPRESENT A THOROUGH INSPECTION OF THE INTERIOR OF THE PROPERTY SHOWN HEREON. IMPROVEMENTS, WETLANDS, DUMP SITES AND OTHER SIGNIFICANT FEATURES NOT SHOWN HEREON MAY EXIST.

**LEGEND**

ABBREVIATIONS	SYMBOLS
AI - ANGLE IRON	● IRON PIN FOUND
BL - BUILDING SETBACK LINE	■ CONCRETE MONUMENT FOUND
BM - BENCHMARK	▲ ROCK FOUND
BWF - BARB WIRE FENCE	○ IRON PIN SET
CI - CURB INLET	○ COMPUTED POINT (NOT SET)
CD - CLEANOUT	⊕ FIRE HYDRANT
CGG - CURB & GUTTER	⊙ WATER VALVE
CL - CENTERLINE	⊘ FIBER OPTIC MARKER
CLF - CHAIN LINK FENCE	⊙ UTILITY POLE
CMF - CONCRETE MONUMENT FOUND	⊙ GUY WIRE
CMP - CORRUGATED METAL PIPE	⊙ GUY POLE
CONC - CONCRETE	⊙ LIGHT POLE
CTP - CRIMP TOP PIPE	⊙ POWER BOX
D - DEPTH	
DB - DEED BOOK	
DE - DRAINAGE EASEMENT	
DIP - DUCTILE IRON PIPE	
DIST - DISTURBED	
DWCB - DOUBLE WING CATCH BASIN	
E - EAST	
EA - EDGE OF ASPHALT	
EC - EDGE OF CONCRETE	
EG - EDGE OF GRAVEL	
FPE - FINISHED FLOOR ELEVATION	
FH - FIRE HYDRANT	
GM - GAS METER	
GV - GATE VALVE	
HWF - HOG WIRE FENCE	
IPS - IRON PIN SET	
JB - JUNCTION BOX	
LLL - LAND LOT LINE	
N - NORTH	
N/F - NOW OR FORMERLY	
OTP - OPEN TOP PIPE	
PB - PLAT BOOK	
PBX - POWER BOX	
PG - PAGE	
PKN - SURVEY NAIL (PARKER-KALON)	
PL - PROPERTY LINE	
POB - POINT OF BEGINNING	
POC - POINT OF COMMENCEMENT	
PVC - POLYVINYL CHLORIDE PIPE	
RB - REBAR	
RCP - REINFORCED CONCRETE PIPE	
REC - RECORDED	
R/W - RIGHT-OF-WAY	
S - SOUTH	
SR - SOLID STEEL ROD	
SSE - SANITARY SEWER EASEMENT	
TS&V - TAPPING SLEEVE & VALVE	
W - WEST	
W- - WATER LINE	

N/F  
**LAKE LANIER BOAT STORAGE, LLC**  
 DB 5909 PG 633

P.O. BOX 631, JEFFERSON, GA 30549  
 PHONE: (678) 717-4631  
 BDRERUP@GENUINEMAPPING.COM

BENJAMIN L. DRERUP

**REVISIONS**

NO.	DATE	REVISION
1	02/19/23	CHANGE PARCEL ADDRESS

**BOAT/CAMPER STORAGE DEVELOPMENT**  
 FOR  
**HM ENTERPRISES, INC.**  
 AT  
 6515 NEW BETHANY ROAD  
 HALL COUNTY, GEORGIA 30518  
LAND LOT 990  
7TH DISTRICT  
PLAT NUMBER  
O79900  
HALL COUNTY, GEORGIA

SHEET TITLE:  
**BOUNDARY SURVEY**  
 0' 10' 20' 40' 60'  
 SCALE: 1"=20'  
 DATE: APRIL 14, 2022  
 PROJECT: HAL-330-1

SHEET NUMBER  
**CI-00**  
GRID NORTH-GA. WEST ZONE (NAD 83)