

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. NO BILLBOARDS ARE PERMITTED.
12. SURVEY BY GENUINE MAPPING & DESIGN DATED APRIL 1, 2022.
13. THE BASIS OF BEARING FOR THIS PLAN IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). THE VERTICAL DATUM IS NAVD 83.
14. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FIELD RUN DATA BY GENUINE MAPPING & DESIGN.



P.O. BOX 631, JEFFERSON, GA 30549
PHONE: (678) 717-4631
BDRERUP@GENUINEMAPPING.COM
GSWCC LEVEL 11 CERTIFICATION #0000068840



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 930
7th DISTRICT
PARCEL NUMBER:
07330 001 000B
HALL COUNTY, GEORGIA

SHEET TITLE:
REZONING SITE PLAN



SCALE: 1" = 20'
DATE: MAY 11, 2023
PROJECT: HAL-330-1



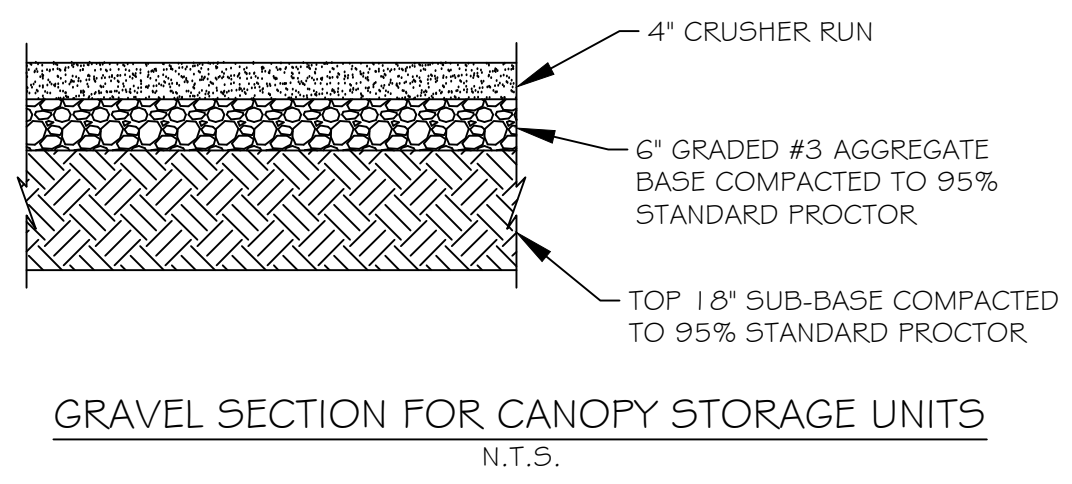
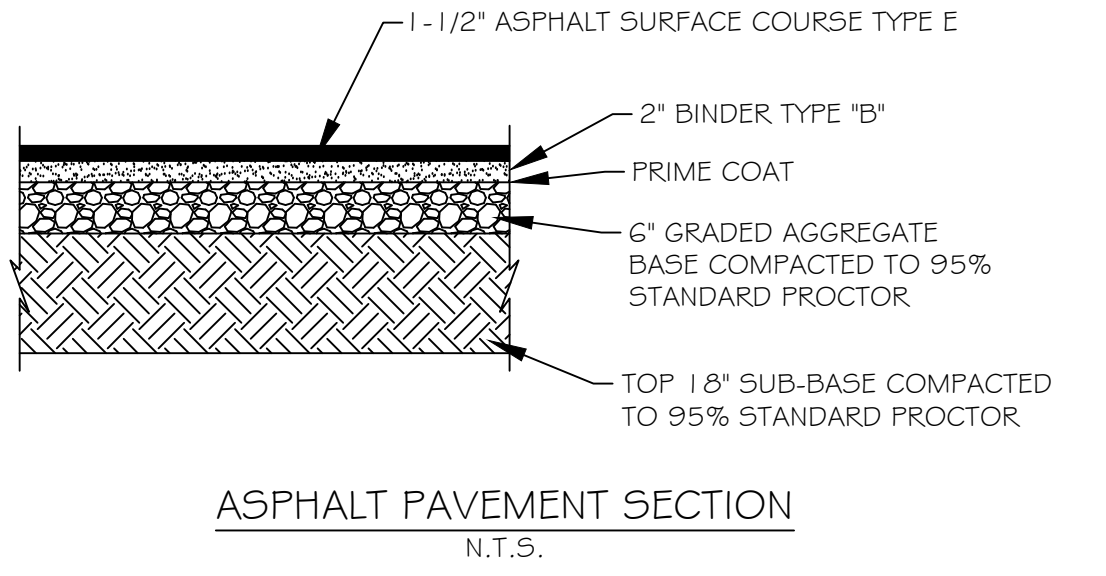
GRID NORTH-GA. WEST ZONE (NAD 83)



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

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SITE DATA CHART	
CURRENT ZONING OF PROPERTY	H-B (HIGHWAY BUSINESS)
PROPOSED ZONING OF PROPERTY	FID (PLANNED INDUSTRIAL DEVELOPMENT)
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 1,000 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.	



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

