

LOCATION MAP

- RE-ZONING REQUEST:**
- RE-ZONE PARCEL 15048 000025D (3675 FRIENDSHIP ROAD) FROM H-B (HIGHWAY BUSINESS DISTRICT) TO I-I (LIGHT INDUSTRIAL DISTRICT)
 - RE-ZONE PARCEL 15048 000025B (3745 FRIENDSHIP ROAD) FROM AR-III (AGRICULTURAL-RESIDENTIAL III) TO I-I (LIGHT INDUSTRIAL DISTRICT)

- CONDITIONAL USE REQUEST:**
- ALLOW THE OUTDOOR STORAGE ASSOCIATED WITH A LANDSCAPE SUPPLY BUSINESS

- ADDITIONAL INFORMATION:**
- ALL EXISTING STRUCTURES ON THE SITE WILL REMAIN. THERE WILL BE NO NEW BUILDINGS CONSTRUCTED ON THE SITE
 - NO NEW UTILITY SERVICES ARE PROPOSED. THE EXISTING WATER AND SANITARY SEWER SERVICES TO THE EXISTING BUILDINGS WILL REMAIN

- SITE PLAN NOTES:**
- ALL DIMENSIONS AND RADII ARE TO/FROM THE FACE OF CURB, EDGE OF ASPHALT, AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE STATED. ALL RADII DIMENSION ADJACENT TO PARKING SPACES ARE 3' UNLESS OTHERWISE NOTED.
 - ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
 - UNLESS OTHERWISE NOTED, ALL PAVEMENT IS TO BE STANDARD DUTY ASPHALT.
 - TYPICAL PAVEMENT SECTION FOR THE NEW PAVEMENTS ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS.
 - ALL CONSTRUCTION TO CONFORM TO HALL COUNTY STANDARDS AND SPECIFICATIONS WHETHER OR NOT REVIEW COMMENTS WERE MADE.
 - ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.



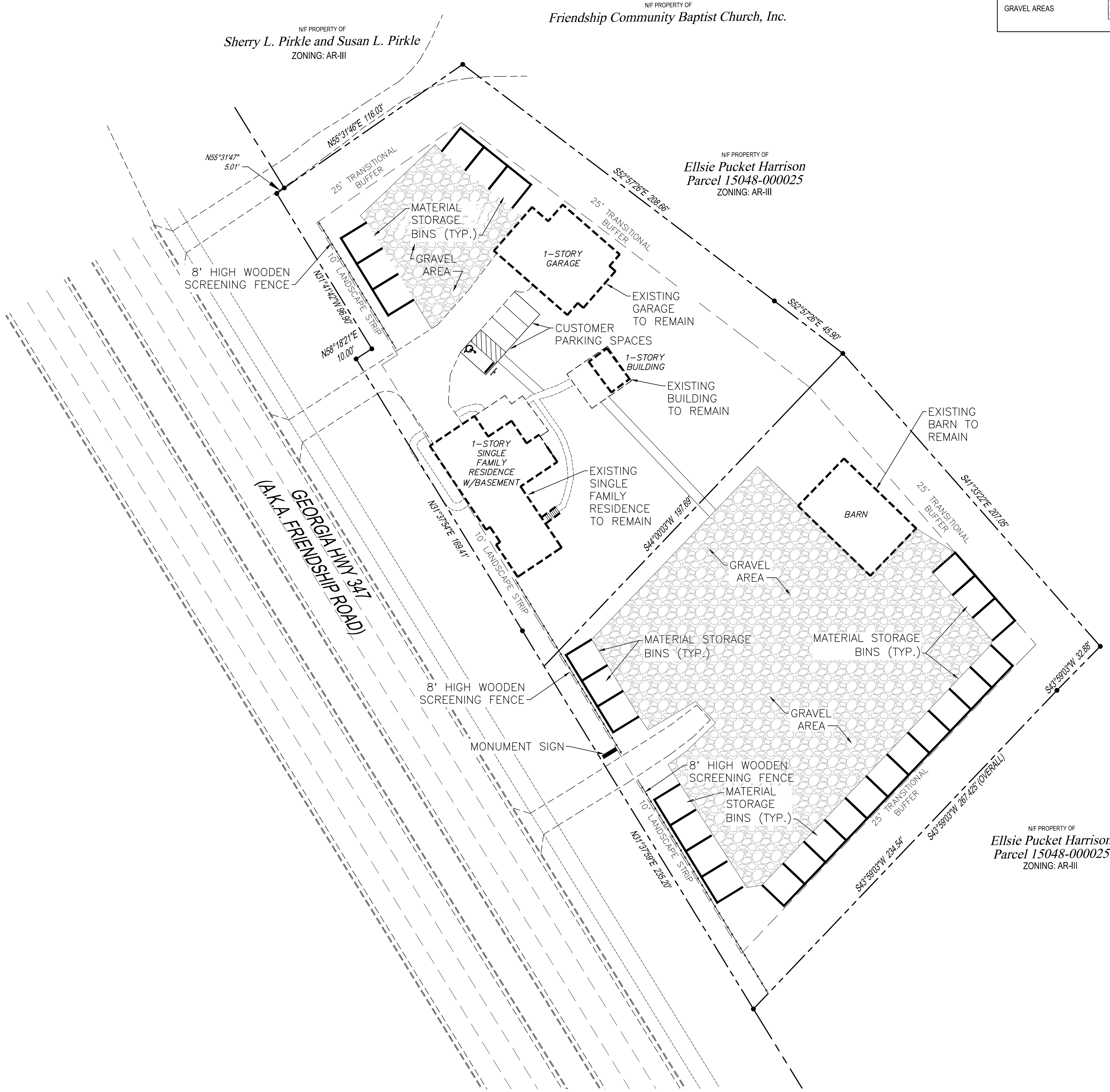
Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES SHOWN OR BELIEVED SHOWN BY THESE DRAWINGS ARE APPROXIMATE & HAVE BEEN DERIVED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. HAINES GIPSON & ASSOCIATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT ALONG WITH THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES BEFORE CONCRETE OR OTHER PERMANENT CONSTRUCTION.

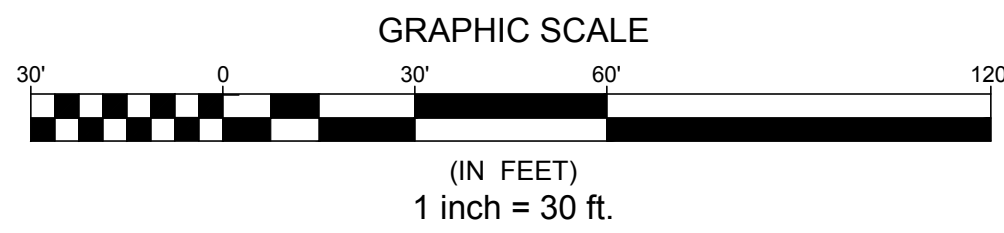
CAUTION-NOTE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 48 HOURS (BUT NO MORE THAN 10 WORKING DAYS) BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. LOCAL SERVICES SHALL INCLUDE TRAFFIC SIGNAL AND FIBER OPTIC EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SITE DATA					
TENANT	MIN. PARKING SPACES REQ. (BASED ON WHOLESALE USE: 2 SPACES PER EMPLOYEE)	PROPOSED PARKING SPACES			SITE AREA
		NORMAL	HC	TOTAL	
LANDSCAPE SUPPLY	4	3	1	4	2.11 ACRES

LEGEND	
EXISTING FEATURES	---
EXISTING BUILDING	— — — — —
PROPOSED FEATURES	— — — — —
PROPOSED BUILDING	=====
PROPERTY LINES	-----
SETBACK LINES	-----
GRAVEL AREAS	▨▨▨▨▨▨▨▨▨▨



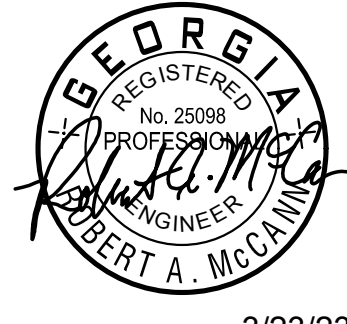
SITE PLAN



NF PROPERTY OF
Friendship Community Baptist Church, Inc.

NF PROPERTY OF
Ellsie Pucket Harrison
Parcel 15048-000025
ZONING: AR-III

NF PROPERTY OF
Ellsie Pucket Harrison
Parcel 15048-000025
ZONING: AR-III



LANDSCAPE SUPPLY
3675 and 3745 FRIENDSHIP ROAD
BUFORD, GEORGIA 30518
PARCEL Nos. 15048 000025B, 15048 000025D

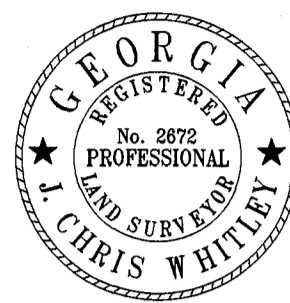
NO.	BY	DATE	DESCRIPTION

DRAWN BY OL	CHECKED BY RAM
DATE 3/23/23	
SHEET TITLE SITE PLAN	
SHEET NUMBER RZ1.0	

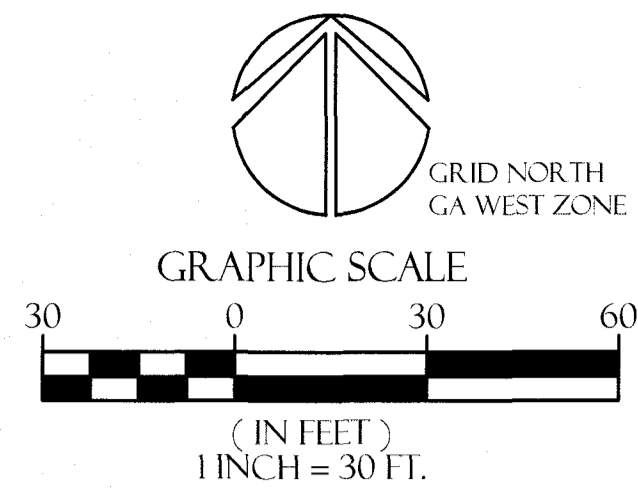
eFiled & eRecorded
 DATE: 10/9/2018
 TIME: 4:27 PM
 PLAT BOOK: 00876
 PAGE: 00173
 RECORDING FEE: 8.00
 PARTICIPANT ID: 9064955191
 CLERK: Charles Baker
 Hall County, GA
 NOTE: by ch

SURVEYOR'S CERTIFICATION BOX

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.



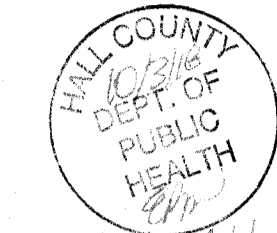
Chris Whitley



THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

<i>John</i> HALL COUNTY ENGINEERING	9/25/18 DATE
<i>E. Harrison</i> HALL COUNTY PLANNING	10/4/18 DATE
<i>Chris Whitley</i> HALL COUNTY HEALTH	10/13/18 DATE

This property meets the lot size as required by the Hall County Board of Health. This lot has not been approved for an on site sewage management system. Suitable soils will be required prior to approval or issuance of an on site sewage system permit.



Tracts 2 & 3 added to existing lot record remainder/lot: no record found

- REFERENCES:**
- DEED BOOK 1082, PAGE 148
 - DEED BOOK 6860, PAGE 36
 - DEED BOOK 7882, PAGE 278
 - PLAT BOOK 52, PAGE 58

LEGEND	ABBREVIATIONS
	INV INVERT ELEVATION
	CMP CORRUGATED METAL PIPE
	RCP REINFORCED CONCRETE PIPE
	DIP DUCTILE IRON PIPE
	FFE FINISHED FLOOR ELEVATION
	TBM TEMPORARY BENCHMARK
	GV GAS VALVE
	GM GAS METER
	UGCM UNDERGROUND CABLE MARKER
	GLM GAS LINE MARKER
	WLM WATER LINE MARKER
	PS PLAT BOOK
	DB DEED BOOK
	N/F NOW OR FORMERLY
	SSMH SANITARY SEWER MANHOLE
	DWCB DOUBLE WING CATCH BASIN
	SWCB SINGLE WING CATCH BASIN
	PI PEDESTAL INLET
	FES FLARED END SECTION
	CONC CONCRETE
	H/AC HEAT/AC UNIT
	CLMN COLUMN

EXISTING AREA:
 TRACT 1: 11.05 AC.
 TRACT 2: 1.02 AC.
 TRACT 3: 0.16 AC. REMOVED FROM TRACT 1
 ADDED TO TRACT 2

NEW AREAS:
 TRACT 1: 11.05 AC. - 0.16 AC. = 10.89 AC.
 TRACT 2: 1.02 AC. + 0.16 AC. = 1.18 AC.

OWNERS ACKNOWLEDGEMENT:

STATE OF GEORGIA, COUNTY OF HALL

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM A ACTUAL SURVEY, AND DEDICATES BY THIS ACKNOWLEDGEMENTS AND DECLARATION TO THE USE OF PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

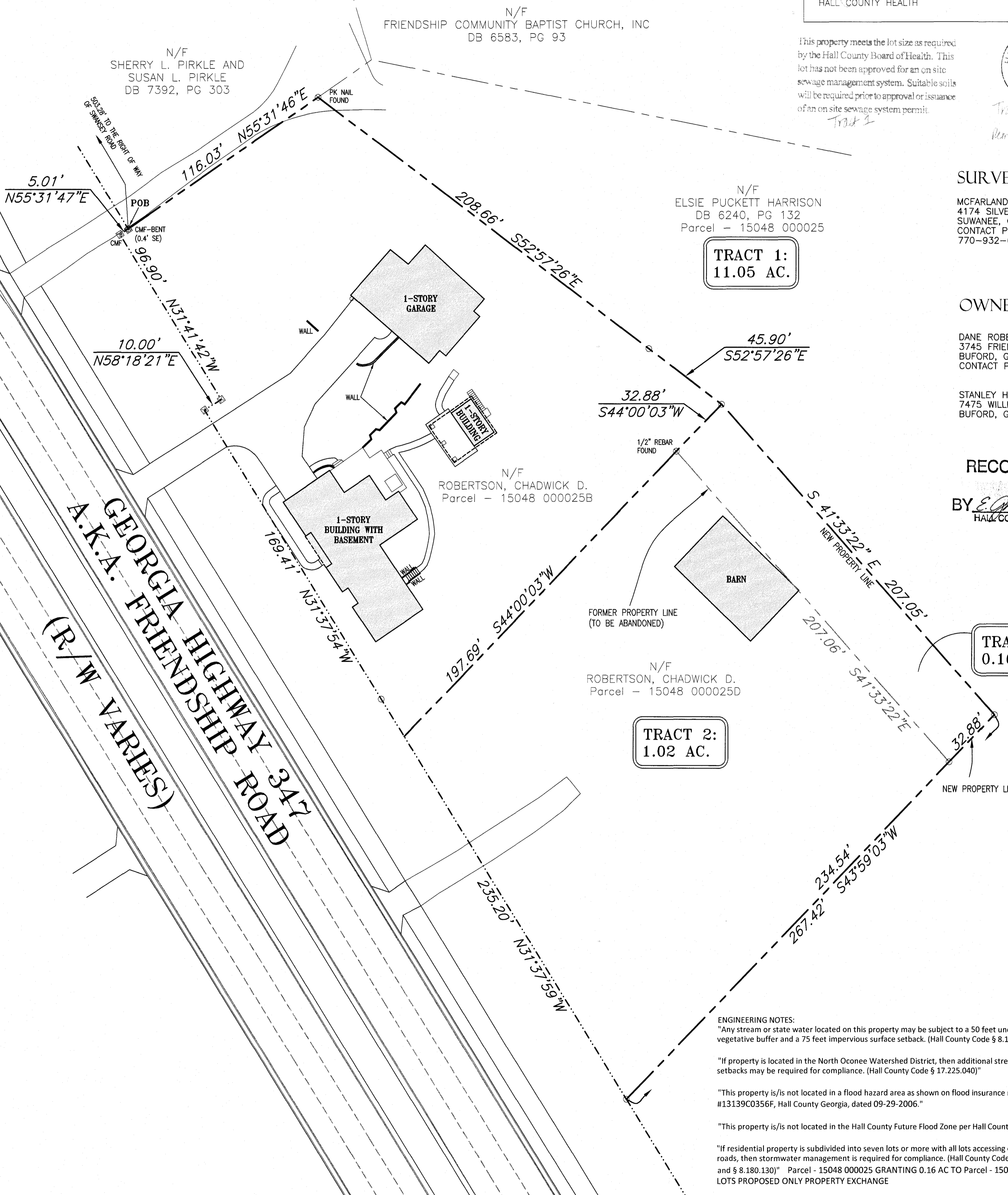
SIGNATURE OF SUBDIVIDER _____ DATE _____
 PRINTED OR TYPED NAME OF SUBDIVIDER _____ DATE _____
Elsie Harrison 9-17-2018
 SIGNATURE OF OWNER _____ DATE _____
 PRINTED OR TYPED NAME OF OWNER _____ DATE _____
Elsie Harrison 9-18-2018

GENERAL NOTES:

- FIRM MAP NUMBER 13139C0356F, EFFECTIVE 09-29-2006, INDICATES THAT THIS TRACT DOES NOT LIE IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD.
- THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED BY THE SURVEYOR TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.
- THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTION ON THE USE OF THE PROPERTY.

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This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.



TRACT 1:
11.05 AC.

TRACT 2:
1.02 AC.

TRACT 3:
0.16 AC.

SURVEYOR:

McFARLAND-DYER & ASSOCIATES, INC.
 4174 SILVER PEAK PARKWAY
 SUWANEE, GEORGIA 30024
 CONTACT PERSON: CHRIS WHITLEY
 770-932-6550

OWNER/SUBDIVIDER:

DANE ROBERTSON
 3745 FRIENDSHIP ROAD
 BUFORD, GA 30519
 CONTACT PHONE: 404-925-2159

STANLEY HARRISON
 7475 WILLIAMS ROAD
 BUFORD, GA 30519

RECORDING PERMIT

BY *E. Harrison* 10/4/18
 HALL COUNTY PLANNING COMMISSION

ENGINEERING NOTES:

"Any stream or state water located on this property may be subject to a 50 feet undisturbed natural vegetative buffer and a 75 feet impervious surface setback. (Hall County Code § 8.170.070)"

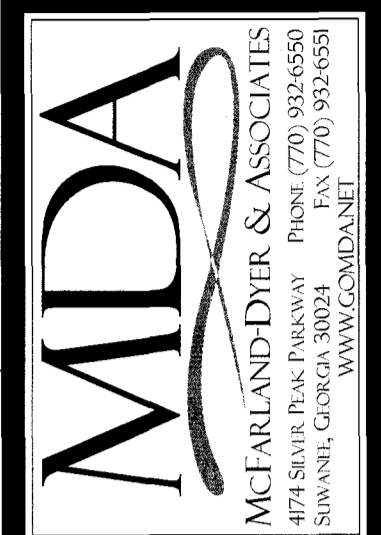
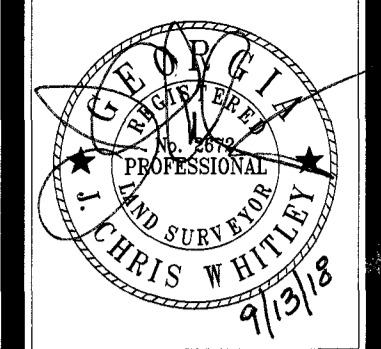
"If property is located in the North Oconee Watershed District, then additional stream buffers and impervious setbacks may be required for compliance. (Hall County Code § 8.180.040)"

"This property is/is not located in a flood hazard area as shown on flood insurance rate map #13139C0356F, Hall County Georgia, dated 09-29-2006."

"This property is/is not located in the Hall County Future Flood Zone per Hall County GIS."

"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)" Parcel - 15048 000025 GRANTING 0.16 AC TO Parcel - 15048 000025. NO NEW LOTS PROPOSED ONLY PROPERTY EXCHANGE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



THE FIELD DATA AND THE INFORMATION CONTAINED HEREIN ARE THE SOLE PROPERTY OF MCFARLAND-DYER & ASSOCIATES, INC. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 6650 FEET. THE FIELD DATA AND INFORMATION CONTAINED HEREIN ARE THE SOLE PROPERTY OF MCFARLAND-DYER & ASSOCIATES, INC. FIELD DATA WAS OBTAINED ON 09-29-2018.

DATE	DESCRIPTION
08/17/2018	EXEMPTION PLAT
09/13/2018	EXEMPTION PLAT

FOR NO. 170802
 CHECKED BY: AP
 SURVEYED BY: KB

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 MCFARLAND-DYER & ASSOCIATES, INC.

SURVEY FOR:
 DANE ROBERTSON
 (3675 FRIENDSHIP ROAD)

EXEMPTION
 PLAT
 SHEET 1 OF 1