

Notes:  
 1) This property contains state waters requiring an undisturbed buffer of 50' or 100'. State waters are within 200' of the site. No buffer variance is required.

DATE	BY	REVISION

DEVELOPMENT INFORMATION

OWNER:  
 MR. JOSE LUIS BAUZA  
 504 Atlanta Hwy.  
 GAINESVILLE, GEORGIA 30501  
 PHONE: (678) 933-9963  
 EMAIL: itsupport@sermvicallc.com

DEVELOPER & 24 HOUR CONTACT:  
 448 WEST HIGHLAND DRIVE PROPERTY LLC  
 448 West Highland Drive  
 Gainesville, Georgia 30501  
 PHONE: (470) 824-0339  
 EMAIL: 448property@gmail.com

SITE ADDRESS:  
 448 WEST HIGHLAND AVENUE  
 GAINESVILLE, GEORGIA 30501  
 AREA=2.57 AC.  
 DISTURBED AREA=1.0 AC.

ZONING INFORMATION  
 ZONING: I-1  
 LAND USE  
 \* Warehouse, repacking and distribution of chicken parts

BUILDING INFORMATION  
 \* Existing Metal Building: 16,253 s.f.

BUILDING SETBACKS:  
 \* Front - 75' from CL, 50 from PL, whichever is greater  
 \* Side - 20'  
 \* Rear - 20'

LANDSCAPE STRIP  
 \* 10' fronting streets

MINIMUM DENSITY  
 \* Allowed: 1 building per 15,000 s.f. lot area  
 \* Actual: 1 existing building (no change in density)

MAXIMUM BUILDING COVERAGE  
 \* Allowed: 80% (for slopes 0-15%)  
 \* Actual: 15%

MAXIMUM IMPERVIOUS COVER  
 \* Allowed: 60%  
 \* Actual: 42%

MINIMUM LANDSCAPED OPEN SPACE  
 \* Required: 20%  
 \* Actual: 45% (approx.)

PARKING  
 \* Required: 1.6 spaces per 1,000 s.f. of floor area  
 \* 16,253 s.f. = 26 spaces required  
 \* Actual spaces shown = 13  
 \* TOTAL SPACES = 26 (Includes 2 handicap space)

LIGHTING  
 \* Security lighting on building walls and truck turnaround

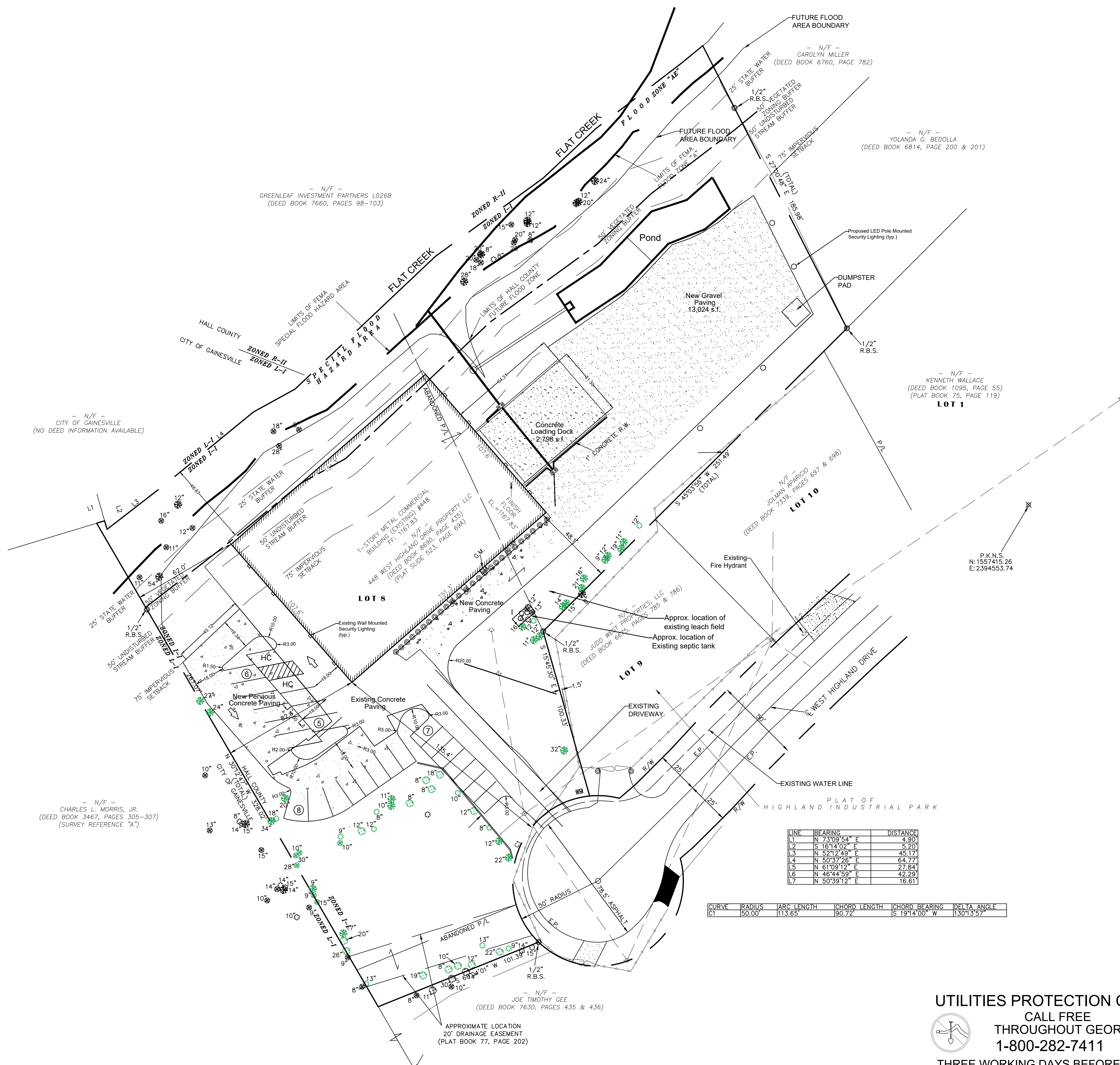
**Rick Freeland Landscape Architecture**  
 3522 Old Duckett Mill Road  
 Gainesville, Georgia 30506  
 Phone: (678) 697-1575 Fax: (770) 532-7647

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR WORK PROVIDED BY OTHERS & USED IN THE DESIGN OF THIS PROJECT, INCLUDING BUT NOT LIMITED TO BOUNDARY, TOPOGRAPHIC, SURVEY & SOILS INFORMATION.

Level II Cert. #: 000000867

Layout Plan for Use Subject to County Commission Approval  
**448 West Highland Drive Property LLC**  
 Land Lot 169, 9th District Tax Parcel 00128 002009  
 Jose Luis Bauza  
 484 West Highland Dr.  
 Gainesville, Georgia 30501

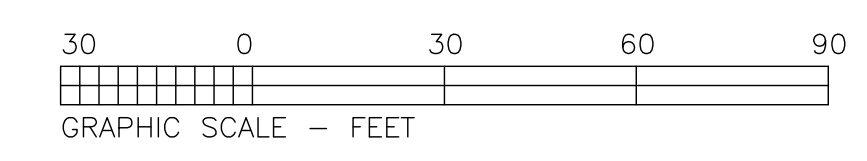
DESIGNED BY:	RSF
DRAWN BY:	RSF
DATE DESIGNED:	01/08/2023
LATEST REVISION OF THIS SHEET:	
JOB NUMBER:	23004
SCALE:	1" = 30'
SHEET:	1 of 1



LINE	BEARING	DISTANCE
L1	N 73°09'54" E	4.90
L2	S 16°14'02" E	5.20
L3	N 52°12'49" E	45.17
L4	N 50°37'26" E	64.77
L5	N 61°09'12" E	27.84
L6	N 46°44'59" E	42.29
L7	N 50°39'12" E	16.61

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	113.65'	80.72'	S 19°14'00" W	130°13'57"

**UTILITIES PROTECTION CENTER**  
 CALL FREE  
 THROUGHOUT GEORGIA  
 1-800-282-7411  
 THREE WORKING DAYS BEFORE YOU DIG





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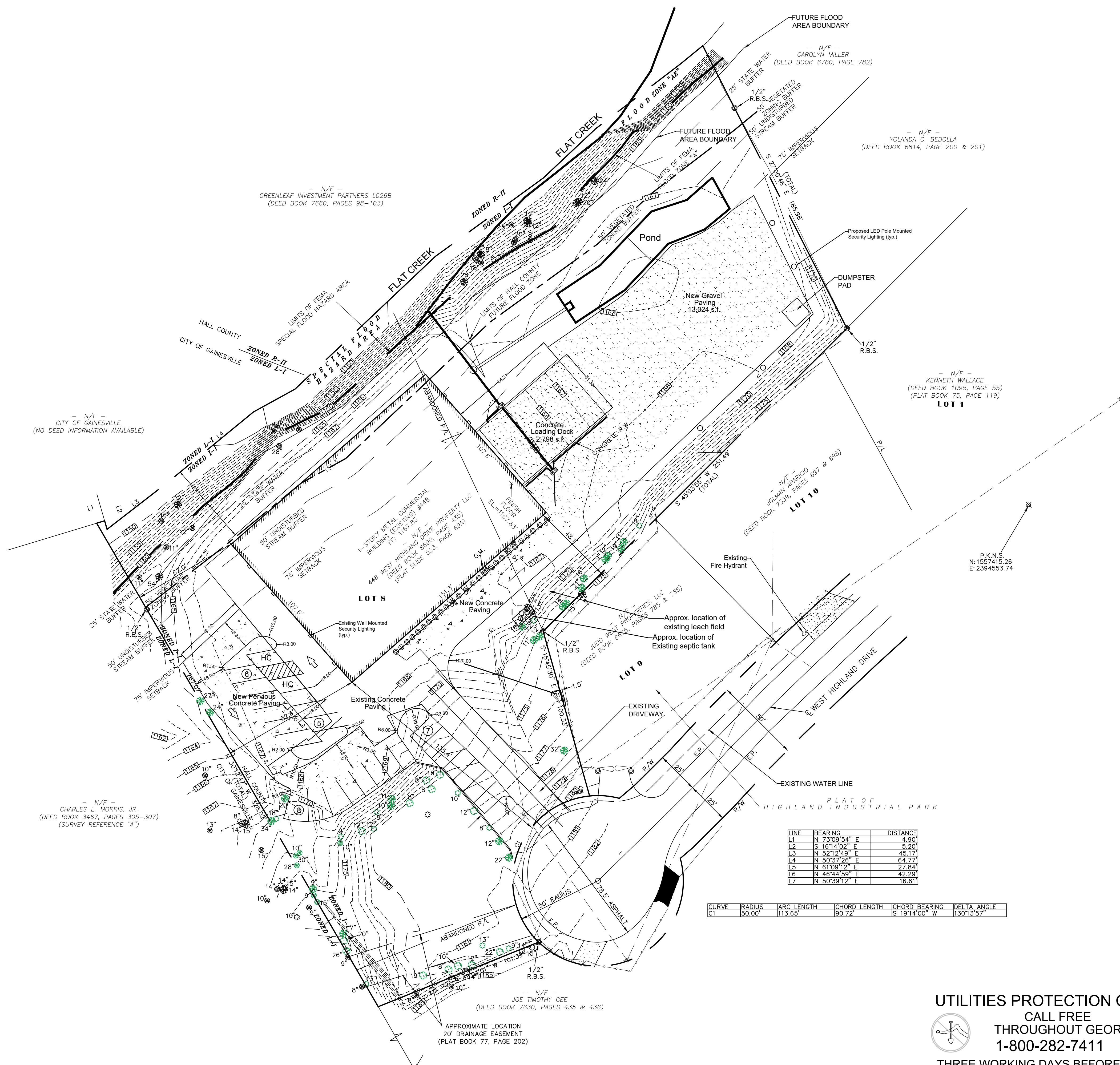
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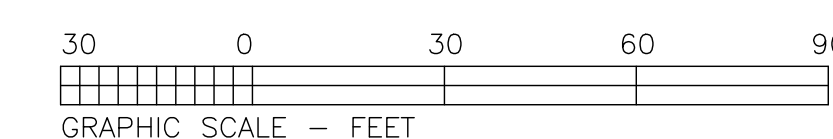
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THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**SURVEYOR'S NOTES:**

1. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999910988. (GRID DISTANCE / SCALE FACTOR = GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
2. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017).
3. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TRO GNS5 RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.
4. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOURS WERE COMPUTED BASED ON FIELD LOCATED SPOT ELEVATIONS AND ARE SHOWN AT 1-FOOT INTERVALS.
5. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,487 FEET AND AN ANGULAR CLOSURE OF 0.00003" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY D.C. & D.T.
6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 15,893 FEET.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
8. THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
9. THE FIELD SURVEY WAS CONDUCTED ON MAY 8TH-11TH, 16TH & 18TH, 2023.
10. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

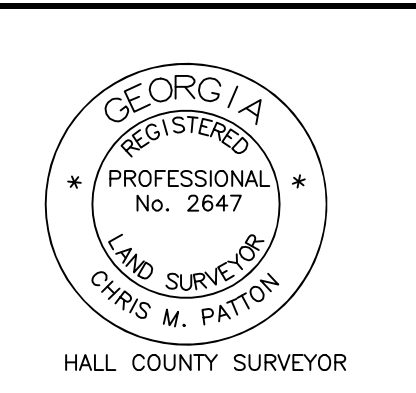
**HALL COUNTY PLAT NOTES:**

1. 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 MEASURED FROM THE POINT OF WRESTED VEGETATION (HALL COUNTY CODE § 8.170.070).
2. IF PROPERTY IS LOCATED IN THE NORTH OCOONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040).
3. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 130466 0187 G, 130466 0188 G & 130466 0189 G, ALL HAVING AN EFFECTIVE DATE OF: APRIL 4TH, 2018. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
4. THIS PROPERTY OR A PORTION THEREOF IS LOCATED IN THE HALL COUNTY STUDIED 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 § 8.180.160)
6. ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.
7. ALL LAND DISTURBANCE OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

**PARCEL CONTROL NUMBERS:**

00128 002009G

**SURVEYOR'S CERTIFICATION:**

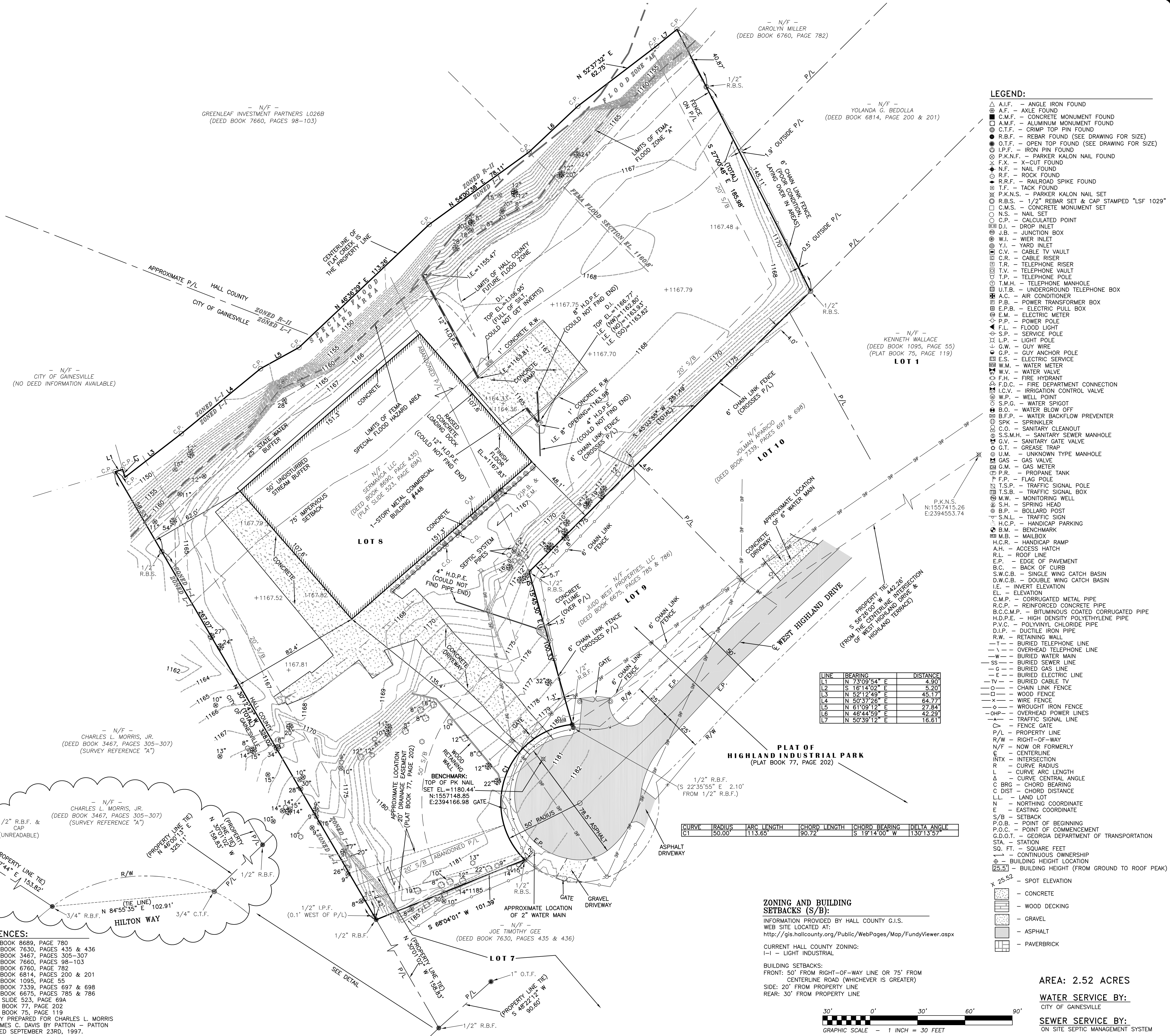


AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED 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.

*Chris M. Patton*  
 CHRIS M. PATTON, GA. R.L.S. #2647  
 DATE: 05/19/2023

**REFERENCES:**

1. DEED BOOK 8689, PAGE 780
  2. DEED BOOK 7630, PAGES 435 & 436
  3. DEED BOOK 3467, PAGES 305-307
  4. DEED BOOK 7660, PAGES 98-103
  5. DEED BOOK 6760, PAGE 782
  6. DEED BOOK 6814, PAGES 200 & 201
  7. DEED BOOK 1095, PAGE 55
  8. DEED BOOK 7339, PAGES 697 & 698
  9. DEED BOOK 6675, PAGES 785 & 786
  10. PLAT SLIDE 523, PAGE 69A
  11. PLAT BOOK 77, PAGE 202
  12. PLAT BOOK 75, PAGE 119
- A. SURVEY PREPARED FOR CHARLES L. MORRIS JR. & JAMES C. DAVIS BY PATTON - PATTON INC., DATED SEPTEMBER 23RD, 1997.



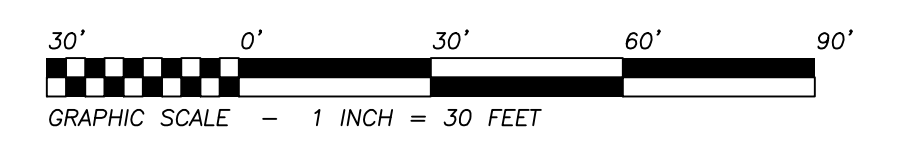
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**ZONING AND BUILDING SETBACKS (S/B):**  
 INFORMATION PROVIDED BY HALL COUNTY G.I.S.  
 WEB SITE LOCATED AT:  
<http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx>

CURRENT HALL COUNTY ZONING:  
 I-1 - LIGHT INDUSTRIAL

BUILDING SETBACKS:  
 FRONT: 50' FROM RIGHT-OF-WAY LINE OR 75' FROM CENTERLINE ROAD (WHICHEVER IS GREATER)  
 SIDE: 20' FROM PROPERTY LINE  
 REAR: 30' FROM PROPERTY LINE



**LEGEND:**

- ▲ A.I.F. - ANGLE IRON FOUND
- A.F. - AXLE FOUND
- C.M.F. - CONCRETE MONUMENT FOUND
- A.M.F. - ALUMINUM MONUMENT FOUND
- C.T.F. - CRIMP TOP PIN FOUND
- R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
- O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
- I.P.F. - IRON PIN FOUND
- P.K.N.F. - PARKER KALON NAIL FOUND
- X.F. - X-CUT FOUND
- N.F. - NAIL FOUND
- R.F. - ROCK FOUND
- R.R.F. - RAILROAD SPIKE FOUND
- T.F. - TACK FOUND
- P.K.N.S. - PARKER KALON NAIL SET
- R.B.S. - 1/2" REBAR SET & CAP STAMPED "LSF 1029"
- C.M.S. - CONCRETE MONUMENT SET
- N.S. - NAIL SET
- C.P. - CALCULATED POINT
- D.I. - DROP INLET
- J.B. - JUNCTION BOX
- W.I. - WIER INLET
- Y.I. - YARD INLET
- C.V. - CABLE TV VAULT
- C.R. - CABLE RISER
- T.R. - TELEPHONE RISER
- T.V. - TELEPHONE VAULT
- T.P. - TELEPHONE POLE
- T.M.H. - TELEPHONE MANHOLE
- U.T.B. - UNDERGROUND TELEPHONE BOX
- A.C. - AIR CONDITIONER
- P.B. - POWER TRANSFORMER BOX
- E.P.B. - ELECTRIC PULL BOX
- E.M. - ELECTRIC METER
- P.P. - POWER POLE
- F.L. - FLOOD LIGHT
- S.P. - SERVICE POLE
- L.P. - LIGHT POLE
- G.W. - GUY WIRE
- G.P. - GUY ANCHOR POLE
- E.S. - ELECTRIC SERVICE
- W.W. - WATER METER
- W.V. - WATER VALVE
- F.H. - FIRE HYDRANT
- F.D.C. - FIRE DEPARTMENT CONNECTION
- P.B. - POWER TRANSFORMER BOX
- I.C.V. - IRRIGATION CONTROL VALVE
- W.P. - WELL POINT
- S.P.G. - WATER SPOUT
- B.W. - WATER BLOW OFF
- B.F.P. - WATER BACKFLOW PREVENTER
- S.P.K. - SPRINKLER
- S.C. - SANITARY CLEANOUT
- S.S.M.H. - SANITARY SEWER MANHOLE
- G.V. - SANITARY GATE VALVE
- G.T. - GREASE TRAP
- U.T.M. - UNKNOWN TYPE MANHOLE
- G.S. - GAS VALVE
- G.M. - GAS METER
- G.T. - GAS TANK
- F.P. - FLAG POLE
- T.S.P. - TRAFFIC SIGNAL POLE
- T.S.B. - TRAFFIC SIGNAL BOX
- M.W. - MONITORING WELL
- S.H. - SPRING HEAD
- B.P. - BOLLARD POST
- T.S. - TRAFFIC SIGN
- H.C.P. - HANDICAP PARKING
- B.M. - BENCHMARK
- M.B. - MAILBOX
- H.C.R. - HANDICAP RAMP
- A.H. - ACCESS HATCH
- R.L. - ROOF LINE
- E.P. - EDGE OF PAVEMENT
- B.C. - BACK OF CURB
- S.W.C.B. - SINGLE WING CATCH BASIN
- D.W.C.B. - DOUBLE WING CATCH BASIN
- I.E. - INVERT ELEVATION
- EL. - ELEVATION
- C.M.P. - CORRUGATED METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- B.C.C.M.P. - BITUMINOUS COATED CORRUGATED PIPE
- H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
- P.V.C. - POLYVINYL CHLORIDE PIPE
- D.I.P. - DUCTILE IRON PIPE
- R.W. - RETAINING WALL
- T. - BURIED TELEPHONE LINE
- O.H.P. - OVERHEAD TELEPHONE LINE
- W. - BURIED WATER MAIN
- S.S. - BURIED SEWER LINE
- G. - BURIED GAS LINE
- E. - BURIED ELECTRIC LINE
- TV - BURIED CABLE TV
- C.L.F. - CHAIN LINK FENCE
- W. - WOOD FENCE
- X - WIRE FENCE
- W. - WROUGHT IRON FENCE
- O.H.P. - OVERHEAD POWER LINES
- T.S. - TRAFFIC SIGNAL LINE
- F. - FENCE GATE
- P.L. - PROPERTY LINE
- R.O.W. - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- C. - CENTERLINE
- INTX - INTERSECTION
- R. - CURVE RADIUS
- L. - CURVE ARC LENGTH
- Δ. - CURVE CENTRAL ANGLE
- C.B.R. - CHORD BEARING
- C.D. - CHORD DISTANCE
- L.L. - LAND LOT
- N. - NORTHING COORDINATE
- E. - EASTING COORDINATE
- S/B - SETBACK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- G.D.O.T. - GEORGIA DEPARTMENT OF TRANSPORTATION
- STA. - STATION
- SQ. FT. - SQUARE FEET
- C.O. - CONTINUOUS OWNERSHIP
- ⊕ - BUILDING HEIGHT LOCATION
- 25.5' - BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)
- 25.52' - SPOT ELEVATION
- - CONCRETE
- - WOOD DECKING
- - GRAVEL
- - ASPHALT
- - PAVERBRICK

AREA: 2.52 ACRES

WATER SERVICE BY:  
 CITY OF GAINESVILLE

SEWER SERVICE BY:  
 ON SITE SEPTIC MANAGEMENT SYSTEM

REGISTERED PROFESSIONAL LAND SURVEYORS

**PATTON**  
 LAND SURVEYING, LLC

P.O. BOX 256  
 GAINESVILLE, GA. 30603  
 PHONE: (770) 532-6492  
 www.pattonsurveying.com

LAND SURVEYING FIRM  
 CERTIFICATE OF AUTHORIZATION  
 NUMBER LSF 001029

COMPUTATIONS BY: C.K.  
 SURVEYED BY: D.T. & D.C.  
 DRAFTED BY: C.K.  
 CHECKED BY: C.P.

RETRACEMENT/TOPOGRAPHIC SURVEY FOR:

**SERMAVICA LLC**  
 (BEING A PORTION OF LOT 7 AND ALL OF LOT 8 OF THE HIGHLAND INDUSTRIAL PARK SUBDIVISION AND ADDITIONAL PROPERTY)

- LOCATED IN -  
 LAND LOT 169  
 9TH LAND DISTRICT  
 HALL COUNTY, GEORGIA

**REVISIONS**

NO.	DATE	DESCRIPTION

SHEET NUMBER:  
 1 of 1

SCALE: 1" = 30'

SURVEY DATE: 05/18/2023

PLAT DATE: 05/19/2023

23-048.dwg  
 JN. 23-048