

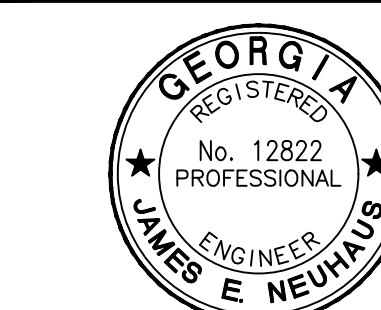
24 HOUR CONTACT: GRANT LEROUX (678) 315-6521
GRANTLEROUX@MAIL.COM

SITE PLAN NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO HALL COUNTY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO NOTIFY HALL COUNTY INSPECTOR 24 HOURS PRIOR TO THE BEGINNING OF EACH PHASE OF CONSTRUCTION.
- 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.
- 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.
- THERE ARE NO KNOWN WETLANDS ON THIS SITE.
- THERE ARE NO KNOWN CEMETERIES OR HISTORICAL MONUMENTS ON SITE.
- ACCESSIBLE ROUTES, RAMPS, PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL CODES AND 2010 ADA REQUIREMENTS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS SHOWN OTHERWISE.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- 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.
- ALL LIGHTING SHALL BE FULL CUT-OFF DOWNLIGHT.
- SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS PERMIT.
- NO SIGNAGE SHALL BE PERMITTED SEPARATELY.
- NO BILLBOARDS ARE PERMITTED.
- SURVEY BY GENUINE MAPPING 4 DESIGN DATED APRIL 1, 2022.
- THE BASIS OF BEARING FOR THIS PLAN IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). THE VERTICAL DATUM IS NAVD 83.
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FIELD RUN DATA BY GENUINE MAPPING 4 DESIGN.
- THERE ARE NO EXISTING ROADWAY SIGNS WITHIN THE FRONTAGE BEING DEVELOPED.
- CONTACT HALL COUNTY ENGINEERING AT 770-531-6900 24 HOURS (MINIMUM) PRIOR TO REQUIRED INSPECTIONS. HALL COUNTY MUST INSPECT SUBGRADE, BASE, AND BE PRESENT DURING PAVING.
- SAWCUT REQUIRED AT EDGE OF PAVEMENT TO PROVIDE JOINT UNIFORMITY.
- ALL TEMPORARY TRAFFIC CONTROL MUST BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.



P.O. BOX G31, JEFFERSON, GA 30549
PHONE: (678) 717-4631
BORERUP@GENUINEMAPPING.COM
GSWCC LEVEL 11 CERTIFICATION #0000088840



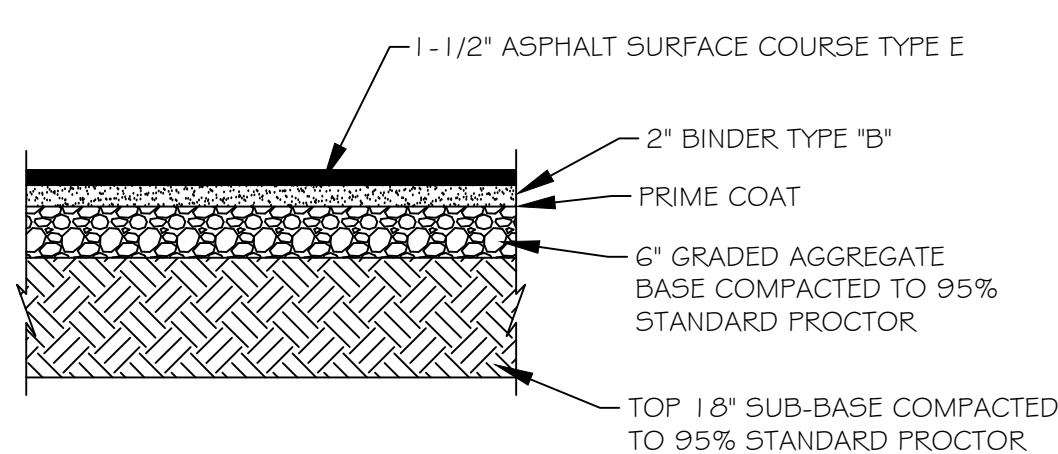
GSWCC LEVEL 11 CERTIFICATION #000007789
THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

MIN. 6 FOOT HIGH DECORATIVE STEEL FENCING WITH STONE OR BRICK COLUMNS SPACED NO LESS THAN EVERY 50 FEET ALONG ALL RIGHT-OF-WAYS OF NEW BETHANY ROAD & OLD LANIER ISLANDS DRIVE

6" THICK, 3000 PSI CONCRETE APRON ON COMPACTED SUBGRADE PER HALL COUNTY COMMERCIAL STANDARDS

ENTRY GATE with KEYPAD (65' from edge of New Bethany Road)

MIN. 6 FOOT HIGH DECORATIVE STEEL FENCING WITH STONE OR BRICK COLUMNS SPACED NO LESS THAN EVERY 50 FEET ALONG ALL RIGHT-OF-WAYS OF NEW BETHANY ROAD & OLD LANIER ISLANDS DRIVE



ASPHALT PAVEMENT SECTION

REVISIONS:

NO.	DATE	REVISION
1	9-5-23	HALL COUNTY COMMENTS
2	9-26-23	HALL COUNTY COMMENTS
3	10-4-23	HALL COUNTY COMMENTS
4	10-31-23	HALL COUNTY COMMENTS
5	7-1-24	BOAT-RV STORAGE ONLY PER CLIENT
6	11-22-24	RELOCATED DUMPSTER PER HALL COUNTY

ISLAND PLAZA
FOR

HM ENTERPRISE HOLDINGS, INC.
AT

6515 NEW BETHANY ROAD
BUFORD, HALL COUNTY, GEORGIA 30518

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

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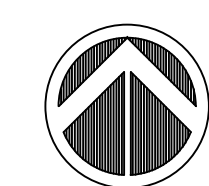
SITE DATA CHART

CURRENT ZONING OF PROPERTY	PID (PLANNED INDUSTRIAL DEVELOPMENT)
PROPOSED USE	BOAT - RV STORAGE
TOTAL SITE AREA	1.836 ACRES
BUILDING SETBACKS	
FRONT SETBACK	30'
SIDE SETBACK	20'
REAR SETBACK	10'
NUMBER OF BUILDINGS	4
NUMBER OF 14' x 30' UNITS	12
NUMBER OF 14' x 35' UNITS	20
NUMBER OF 14' x 50' UNITS	11
TOTAL NUMBER OF UNITS	43
10' x 20' SPACES PROVIDED	4
THIS PROJECT WILL BE SERVED BY PUBLIC WATER SYSTEM.	

SHEET TITLE:
SITE PLAN



SCALE: 1" = 20'
DATE: JULY 28, 2023
PROJECT: HAL-330-1



SHEET NUMBER
C2-00

GRID NORTH-GA, WEST ZONE (NAD 83)

