

CIVIL SOLUTIONS, INC.
ENGINEERS ~ PLANNERS

750 BELMONT ROAD
ATHENS, GA 30605
OFFICE 706-255-2443

LOCATION MAP

OWNER & DEVELOPER
We Store, LLC
6969 FELLOWSHIP LANE
FLOWERY BRANCH, GEORGIA 30542
(770)654-8832

REZONE CONCEPT PLAN FOR:
5092 HOG MOUNTAIN ROAD
FLOWERY BRANCH, GEORGIA

15	HALL	DISTRICT
	CITY	CITY

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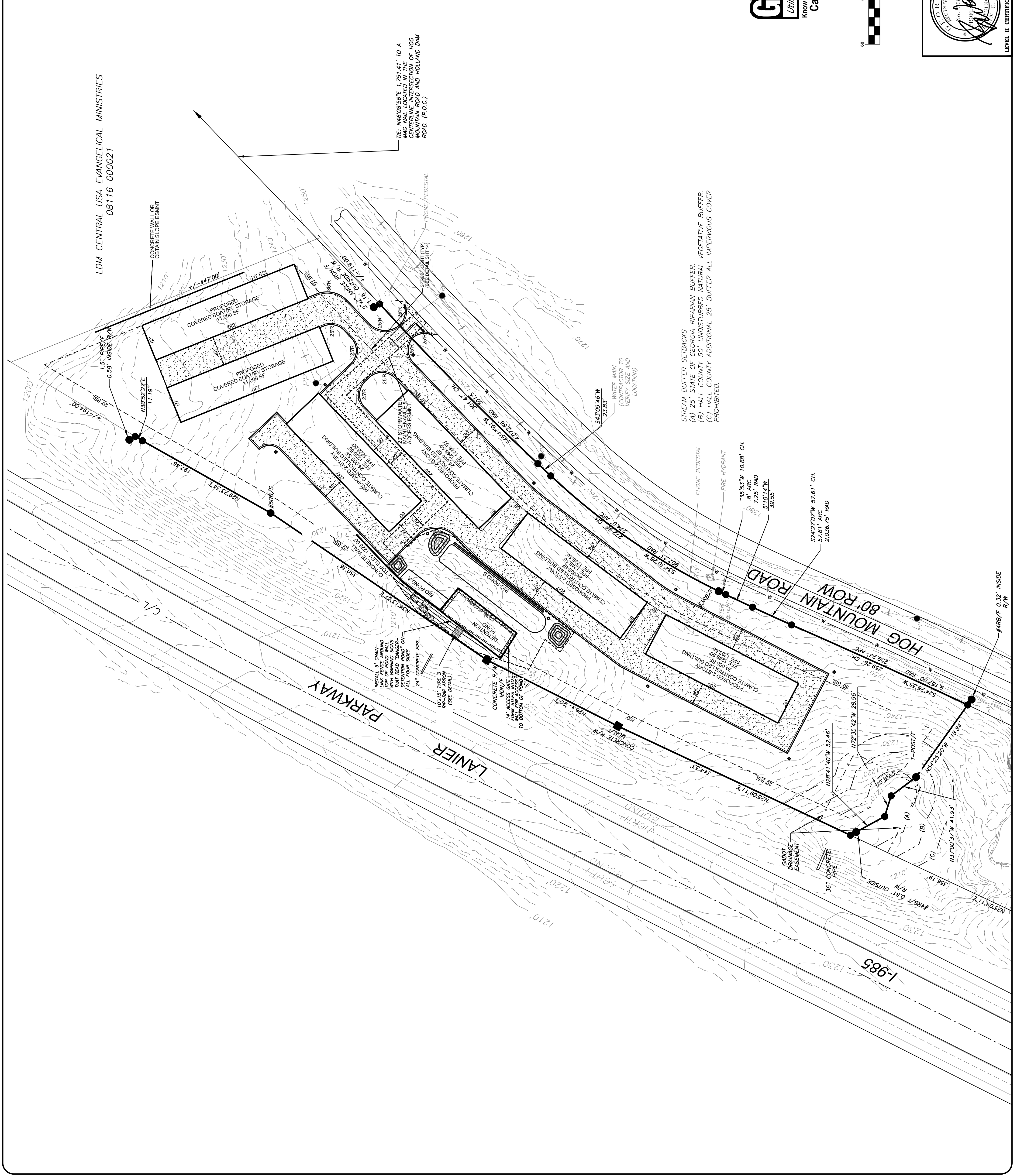
DATE: 04/18/22
SHEET: 1 of 1

PROJECT DATA:

CLIENT:
We Store, LLC
6969 FELLOWSHIP LANE
FLOWERY BRANCH, GEORGIA 30542
(770)654-8832

AUTHORIZED AGENT:
CIVIL SOLUTIONS, INC.
CONTACT: BRIAN WOOD, PE
750 BELMONT ROAD
ATHENS, GA 30605
(706)255-2443

- PROJECT ACREAGE: 7.28 TOTAL ACRES
- TAX PARCEL #: 08116 000002, 08116 000007 AND 08116 000003.
- FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13139C0291G, DATED APRIL 4, 2018.
- WATER SUPPLY: CITY OF GAINESVILLE
- SEWAGE DISPOSAL: ON-SITE SEPTIC
- EXISTING ZONING: AR3
- UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
- POSTED SPEED LIMIT AT THE SITE: 45 MPH
- SETBACKS: FRONT - 75 FT FROM CENTERLINE OF ROAD OR 50 FT FROM PROPERTY LINE, WHICHEVER IS GREATER
- SIDE - 20 FT
- REAR - 20 FT
- REQUIRED BUFFERS: NONE
- PARKING CALCULATIONS: NO PARKING REQUIRED
- THERE ARE NO WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAPPER.
- THERE ARE KNOWN EXISTING OR PREVIOUS LANDFILLS ON SITE.
- BOUNDARY BY: THE KILBY GROUP DATED 7/13/2021.
- TOPOGRAPHIC SURVEY BY: THE KILBY GROUP, DATED 7/13/2021.
- ALL SIGNAGE SHALL BE PERMITTED SEPARATELY.
- ALL LIGHTING SHALL BE NON-SPILL.



GEORGIA811
Utilities Protection Center, Inc.
Know what's below. www.GeoGIA811.com
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REVISIONS

DATE

LEVEL II CERTIFICATION #13718

eFiled and eRecorded
 DATE: 01/18/2022
 TIME: 11:35 AM
 PLAT BOOK: 881
 PAGE: 198 - 198
 FILING FEES: \$10.00
 PART ID: 3319889938
 RECORDED BY: CH
 Charles Baker, C.S.C
 Hall County, GA



Survey Notes

TYPE OF SURVEY: **RETRACEMENT**
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
 FIELD DATES: 06/15/2021 - 06/25/2021
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,300 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND HAS ADJUSTED USING BOISE RULE.
 ALL DISTANCES, UNLESS OTHERWISE NOTED, ARE HORIZONTAL ON THE LOCAL SURFACE PLANE IN U.S. FEET.
 EQUIPMENT USED FOR MEASUREMENT:
 ANGULAR: **EDMUND 2002 20**
 LINEAR: **EDMUND 2002 20**
 SPC: **CHAMBERLAIN INSTRUMENTS, INC. LI-22**
 STATE PLANE COORDINATES FROM NAD83 HORIZONTAL (NAD83) WITH AN AVERAGE ERROR OF 4.7 - 0.03 FT HORIZONTAL.
 GRID SCALE FACTOR (CSF): 0.99996297441
 ELEVATION SCALE FACTOR (ESF): 0.99998416037
 COMBINED SCALE FACTOR (CSF): 0.99994716345
 1/CSF: 1.0000528365
 SCALE POINT (GRID TO GRID), SPC (GRID COORDINATE)
 N: 1516214.78
 E: 2370790.66

General Notes

MATTERS OF ZONING AND LAND USE HAVE NOT BEEN VERIFIED. PARTIES INTERESTED IN ZONING OR LAND USE SHOULD CHECK WITH THE LOCAL ZONING AUTHORITIES.
 SUBJECT TO RIGHT OF WAY AND EASEMENTS OF RECORD.
 STATE OF GEORGIA AND CITY/COUNTY STREAM BUFFERS AND SETBACK REQUIREMENTS APPLY TO THE SUBJECT PARCEL.
 ALL PLATS, DRAWINGS, REPORTS, PLANS, SPECIFICATIONS, FIELD DATA AND NOTES, AND OTHER DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, PREPARED BY D. KEITH KILBY, L.S. ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D. KEITH KILBY, L.S.

Hall County Notes

THIS PROPERTY HAS A FUTURE FLOOD ZONE AS PER HALL COUNTY, GA GIS ONLINE DATA.
 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 17.255.040)
 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 8.180.130 AND 8.180.130)

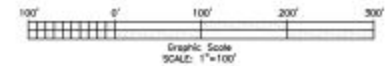
Property Information

CURRENT OWNER: **WESTORE, LLC**
 STREET ADDRESS: 5032 HOG MOUNTAIN ROAD FLOWERY BRANCH GA 30542
 TAX PARCEL NUMBER: 08116 000002
 CURRENT OWNER: **WESTORE, LLC**
 STREET ADDRESS: 5110 HOG MOUNTAIN ROAD FLOWERY BRANCH GA 30542
 TAX PARCEL NUMBER: 08116 000007
 WATER: CITY OF FLOWERY BRANCH
 SEWER: ON-SITE SEPTIC

THIS PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN AS PER F.L.R.M. MAP NUMBER 1513002010, EFFECTIVE DATE: 04/04/2016

5.99 Acres Total

DEED BOOK 8845 PAGES 106-108



SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and set forth in G.C.G.A. Section 15-6-67.

[Signature]
 D. Keith Kilby, PLS
 07/13/2021
 DATE

Signature is valid only if original, in contrasting color of ink, and seal is embossed.

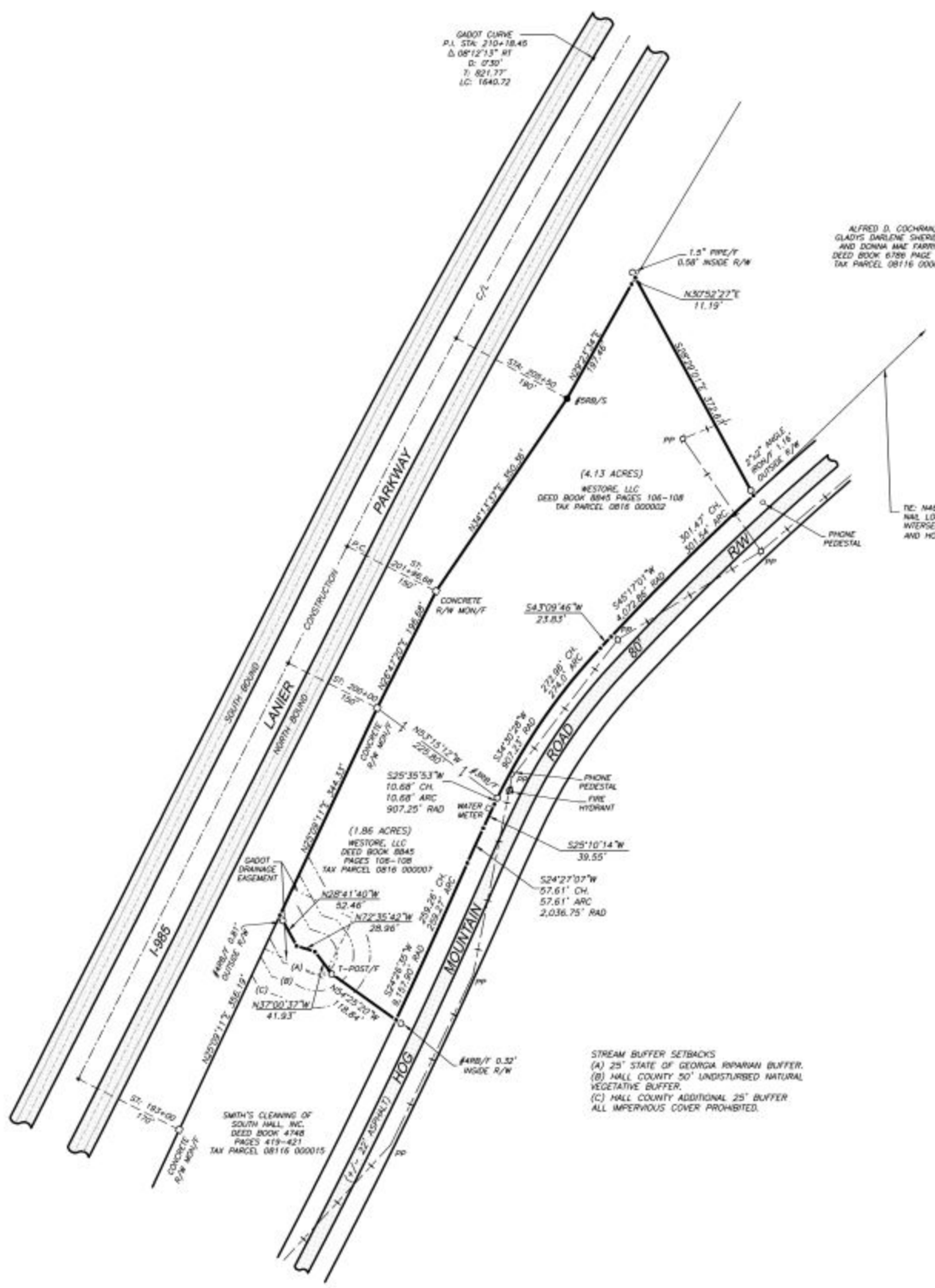
Notice of Reservations, Exceptions and Disclosures: This Survey and its findings does not constitute a title search or legal opinion by this Surveyor. All information used in the preparation of this survey was obtained from public records, file data, the client, or other sources as referenced. Other documents or conditions may exist that would affect the property and/or the opinion of this Surveyor. No certification or liability is extended to any party not named herein under the caption "SURVEY FOR".



D. KEITH KILBY, PLS
 Georgia - Tennessee - North Carolina
 CS&CC Licensed Land Surveyor
 4630 Woodstone Drive
 Oakwood, Ga. 30566
 Office: (770) 965-9700
 www.TheKilbyGroup.com

Legend

- | | |
|--|----------------------------------|
| STANDARD SYMBOLS | ABBREVIATIONS |
| ○ - IRON PIN OR PIPE FOUND (TYPE AS NOTED) | (P.O.B.) - POINT OF BEGINNING |
| ● - IRON NAIL SET CAPPED WITH LS NUMBER | (P.O.C.) - POINT OF COMMENCEMENT |
| ⊕ - COMPUTED POINT | CON - CONCRETE |
| ⊖ - MONUMENT FOUND (TYPE AS NOTED) | C.S. - CENTERLINE |
| ⊗ - MONUMENT SET (TYPE AS NOTED) | D.E. - DRAINAGE EASEMENT |
| /T - FOUND | INT - INTERSECTION |
| /S - SET | R/W - RIGHT-OF-WAY |
| ⊕ - WATER METER | P/L - PROPERTY LINE |
| ⊕ - FIRE HYDRANT | B/L - BUILDING LINE |
| ⊕ - POWER POLE | AC - BACK OF CURB |
| ⊕ - ELECTRICAL PEDESTAL | |
| ⊕ - PHONE PEDESTAL | |
| ⊕ - CABLE PEDESTAL | |
| --- | STANDARD LINE TYPES |
| --- | PROPERTY LINES |
| --- | RIGHT OF WAY |
| --- | POWER LINES |
| --- | FENCE (TYPE AS NOTED) |



References

- DEEDS:
- (1) DEED BOOK 1088 PAGE 87
 - (2) DEED BOOK 6932 PAGES 335-336
 - (3) DEED BOOK 765 PAGE 513
 - (4) DEED BOOK 4748 PAGES 419-421
 - (5) DEED BOOK 5786 PAGE 574
 - (6) DEED BOOK 8845 PAGES 106-108
- PLATS:
- (1) PLAT BOOK 86 PAGE 127
 - (2) PLAT BOOK 779 PAGE 814
 - (3) GEORGIA DEPARTMENT OF TRANSPORTATION PLANS, PROJECT NUMBER F-013-1(18), DATED: 6/14/1966
 - (4) GEORGIA DEPARTMENT OF TRANSPORTATION PLANS, PROJECT NUMBER NH-885-1(337), DATED: 3/22/2000

SURVEY FOR:
Sam McGee
 LAND LOT 116 OF THE 8TH DISTRICT
 HALL COUNTY, GEORGIA
 PLAT DATE: 07/13/2021
 JOB#21052002 DRAWING#21052002