

TOP: 775.13
IE IN: 765.18

EX. SWCB
TOP: 777.98
IE IN: 771.53
IE OUT: 771.43

SWCB
33.35
79.17

K. SSMH
783.47
774.22
774.17

BM
FH CITY/STATE BOLT
ELEV: 782.91
NAVD88(2012)

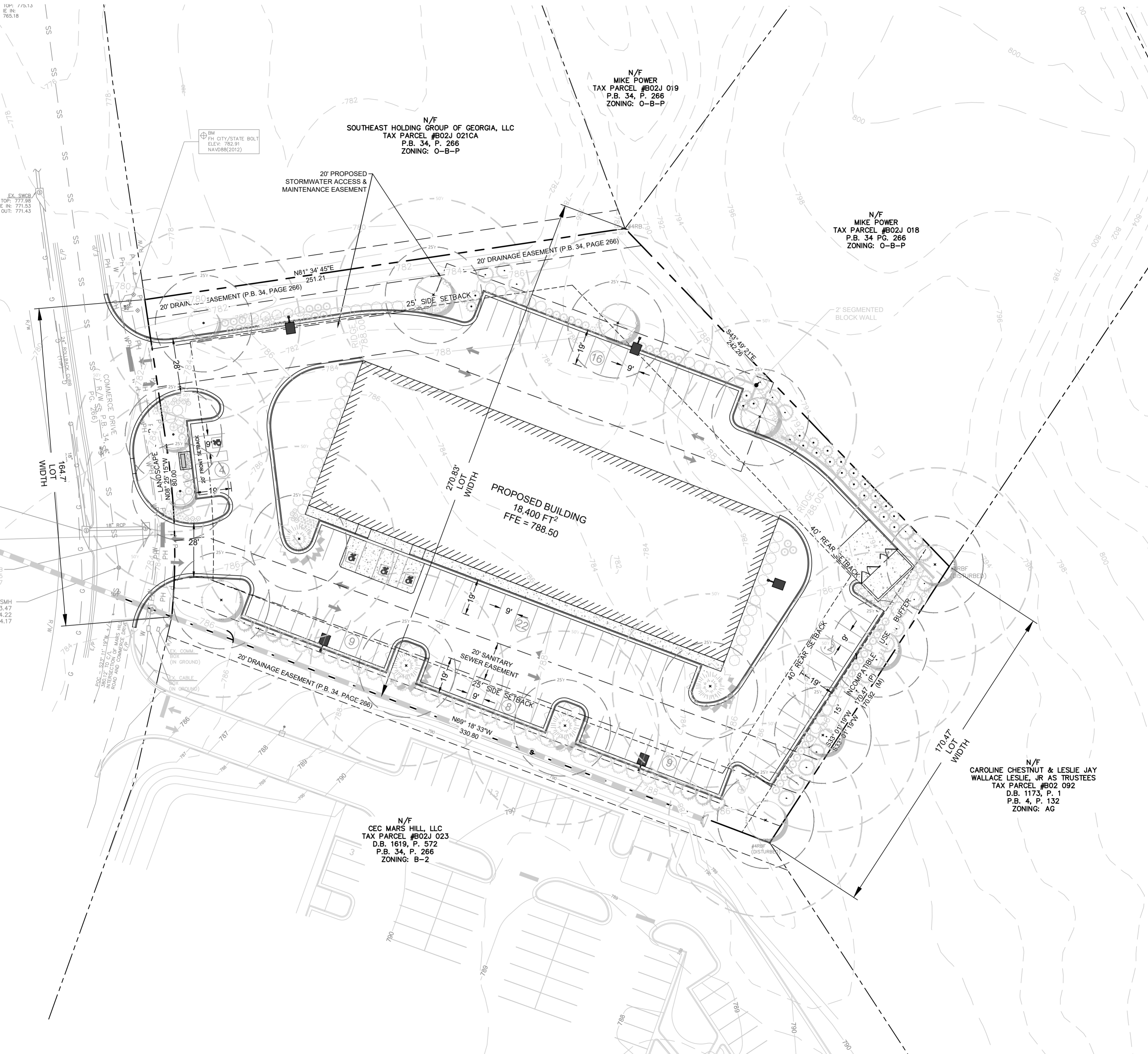
N/F
SOUTHEAST HOLDING GROUP OF GEORGIA, LLC
TAX PARCEL #B02J 021CA
P.B. 34, P. 266
ZONING: O-B-P

N/F
MIKE POWER
TAX PARCEL #B02J 019
P.B. 34, P. 266
ZONING: O-B-P

N/F
MIKE POWER
TAX PARCEL #B02J 018
P.B. 34 PG. 266
ZONING: O-B-P

N/F
CAROLINE CHESTNUT & LESLIE JAY
WALLACE LESLIE, JR AS TRUSTEES
TAX PARCEL #B02 092
D.B. 1173, P. 1
P.B. 4, P. 132
ZONING: AG

N/F
CEC MARS HILL, LLC
TAX PARCEL #B02J 023
D.B. 1619, P. 572
P.B. 34, P. 266
ZONING: B-2



20' DRAINAGE EASEMENT (P.B. 34, PAGE 266)

20' PROPOSED
STORMWATER ACCESS &
MAINTENANCE EASEMENT

20' DRAINAGE EASEMENT (P.B. 34, PAGE 266)

25' SIDE SETBACK

PROPOSED BUILDING
18,400 FT²
FFE = 788.50

270.83'
LOT
WIDTH

20' DRAINAGE EASEMENT (P.B. 34, PAGE 266)

20' SANITARY
SEWER EASEMENT

25' SIDE SETBACK

40' REAR SETBACK

40' REAR SETBACK

15' INCOMPATIBLE
USE BUFFER

170.47'
LOT
WIDTH

EXHIBIT "A" TO ZONING AMENDMENT # 1971
Page 1 of 3

CONDITIONS

This Zoning Amendment shall be subject to the following conditions which shall be fulfilled by the developer at its expense:

- 1. Use of the proposed B-2 lot shall be limited to the permissible uses for the B-2, Highway Business District except that the following uses are specifically excluded and shall therefore not be permitted on the subject property: Bus terminal, Fruit & produce stand, Mobile home sales lot, Tractor & truck repair garage, Truck terminal.
2. On all lots which are adjacent to residential zoning, no number yards, outdoor builder's equipment and material storage or outdoor storage of building supplies shall be permitted except during and for the construction of an existing building.
3. Storm water detention will be required on each developed lot at the time of development to detain storm water runoff to pre-development conditions in accordance with the Oconee County Subdivision Regulations. All storm water detention facilities will be screened from the public right-of-way and adjoining property by means of a combination of berms and/or evergreen plant materials. (Landscaping). All storm water management facilities shall be maintained by the individual lot owners or by the property owners association.
4. Developer shall install a dedicated central left turn lane on Mars Hill Road at the Makom Bridge Road Intersection.
5. The landscape buffers along the property lines which adjacent residential lots shall be installed prior to any clearing or grading of said lot and maintained thereafter by the lot owner. Other buffers shall be installed on each individual lot at the time of building on the lot but prior to occupancy of said lot for the permitted use. Existing evergreen plant materials may be maintained and incorporated into the buffers where such plants comply fully with the buffer requirements of Zoning Section 605.
6. All driveways on Mars Hill Road shall be right-of-way only with the exception of the public street and not individual driveway as to be 25'.
7. In addition to the restrictions of Zoning Article XIV "Signs", freestanding signs which are visible from State Road 316 shall be restricted to a maximum quantity of three. Two of these signs shall be a maximum size of 100 square feet per face, (200 square feet for both face combined) and shall not exceed 15 feet in height. The third shall be a maximum of 300 square feet per face, (600 square feet for both face combined) and a maximum height of 25 feet as provided for subdivision identification signs in the B-2 Zone.

CERTIFICATION OF PROJECT APPROVAL

Pursuant to the Unified Development Code of Oconee County, Georgia, all the requirements of Project Approval having been fulfilled, this Preliminary Site Plan was given Project Approval by the Oconee County Development Review Committee on _____

The Preliminary Approval does not constitute approval of a Final Subdivision Plat or Development Construction Plans. This Certificate of Project Approval shall expire and be null and void one year from the date of project approval indicated above.

Date 20 _____

NOT FOR RECORDING

STORMWATER & DETENTION NOTE

THE SITE IS PART OF A PREPLANNED COMMERCIAL PARK CALLED MARS HILL BUSINESS PARK WHICH WAS PREVIOUSLY DESIGNED AND PERMITTED IN 2002. THE SITE IS LOCATED WITHIN BASIN 4 OF THE APPROVED STORMWATER MANAGEMENT PLAN PROJECT NO. 01050-12. THE PROPOSED DEVELOPMENT FALLS UNDER THE PARAMETERS FOR SAID POND. REFER TO PROVIDED HYDRO REPORT.

OWNER'S CERTIFICATE

The owner of the land shown on this Plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, and that all state and county taxes or other assessments now due on this land have been paid. The undersigned, in person or through a duly authorized agent, certifies that he or she is the fee simple owner of the land shown on this plat, that the plat and the public improvements contained therein or associated therewith meet all applicable requirements and standards of the Oconee County Unified Development Code; and by separate deed or agreements dedicates to the use of the public forever all streets, parks, easements and public grounds shown thereon for the purposes thereof expressed.

Owner /Agent's Name: M & E SC Holdings, INC.

Signature: _____ Date: 23 APR 2024

DESIGNER'S CERTIFICATION

It is hereby certified that this preliminary site plan was prepared using a survey of the property prepared by Carter Engineering Consultants, Inc., and dated 04/06/2023 and further that the proposed development meets all requirements of the Oconee County Unified Development Code, as applicable to the property.

By (Name): JEFF CARTER Professional Registration No. PE 27418

Address: 3651 Mars Hill Road Telephone: 770-725-1200

Signature: Jeff Carter Date: 11/15/2024

OUTDOOR LIGHTING NOTE

FULL CUTOFF LUMINAIRES ARE REQUIRED IN COMPLIANCE WITH UDC SEC. 306.04 AND SEC. 607.05

WATER SUPPLIED BY OCONEE COUNTY SEWER SUPPLIED BY OCONEE COUNTY

100-YEAR FLOODPLAIN CERTIFICATION

This property does not lie within a 100 year floodplain.

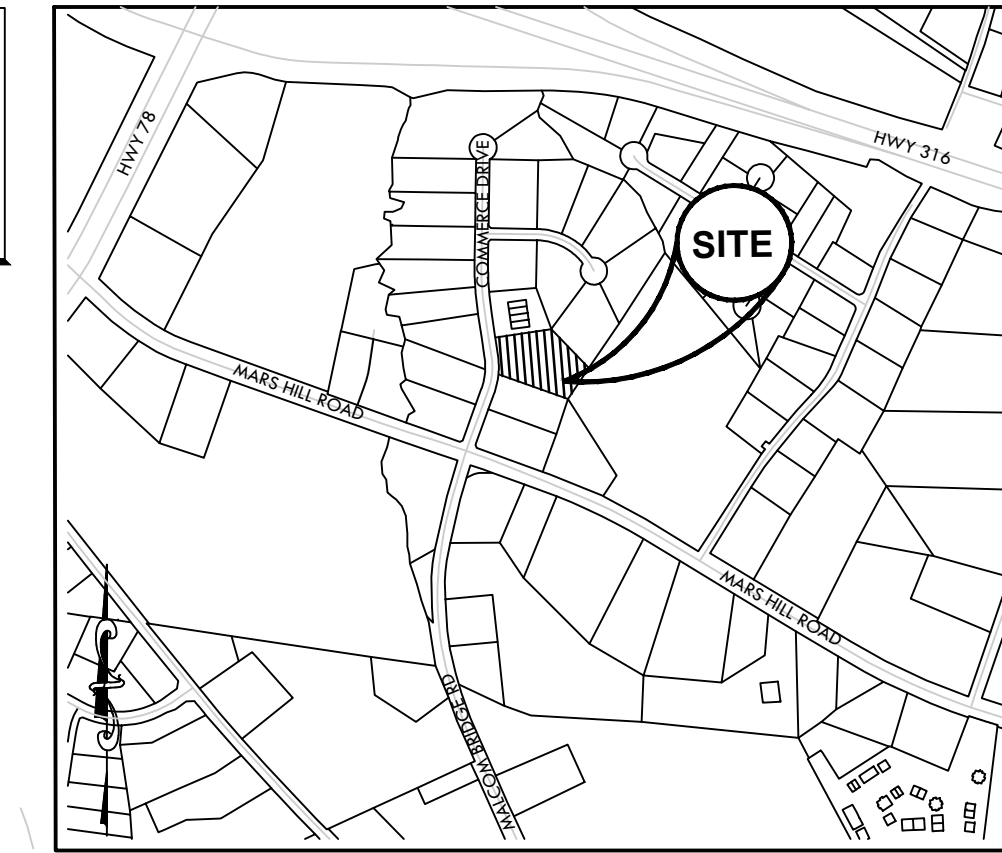
Flood Insurance Rate Map #: 13219C0045E (Dated 9-15-2022)

Registered Georgia Land Surveyor: Michael Foley, RLS #3346

Signed: _____

ALL DISTURBED AREAS WITHIN SITE TO BE HYDROSEEDED, SODED, AND/OR MULCHED AS REQUIRED BY OCONEE COUNTY UNIFIED DEVELOPMENT CODE. ALL AREAS MUST BE STABILIZED PRIOR TO CERTIFICATE OF OCCUPANCY.

THE INTERNATIONAL FIRE CODE REQUIRES THAT ALL FIRE HYDRANTS SHALL HAVE A MINIMUM 3' FOOT CLEAR ZONE. WATER RESOURCES DEPARTMENT REQUIRES THE SAME FOR ALL METERS AND VALVES. CONTRACTOR TO VERIFY.



PROJECT INFORMATION

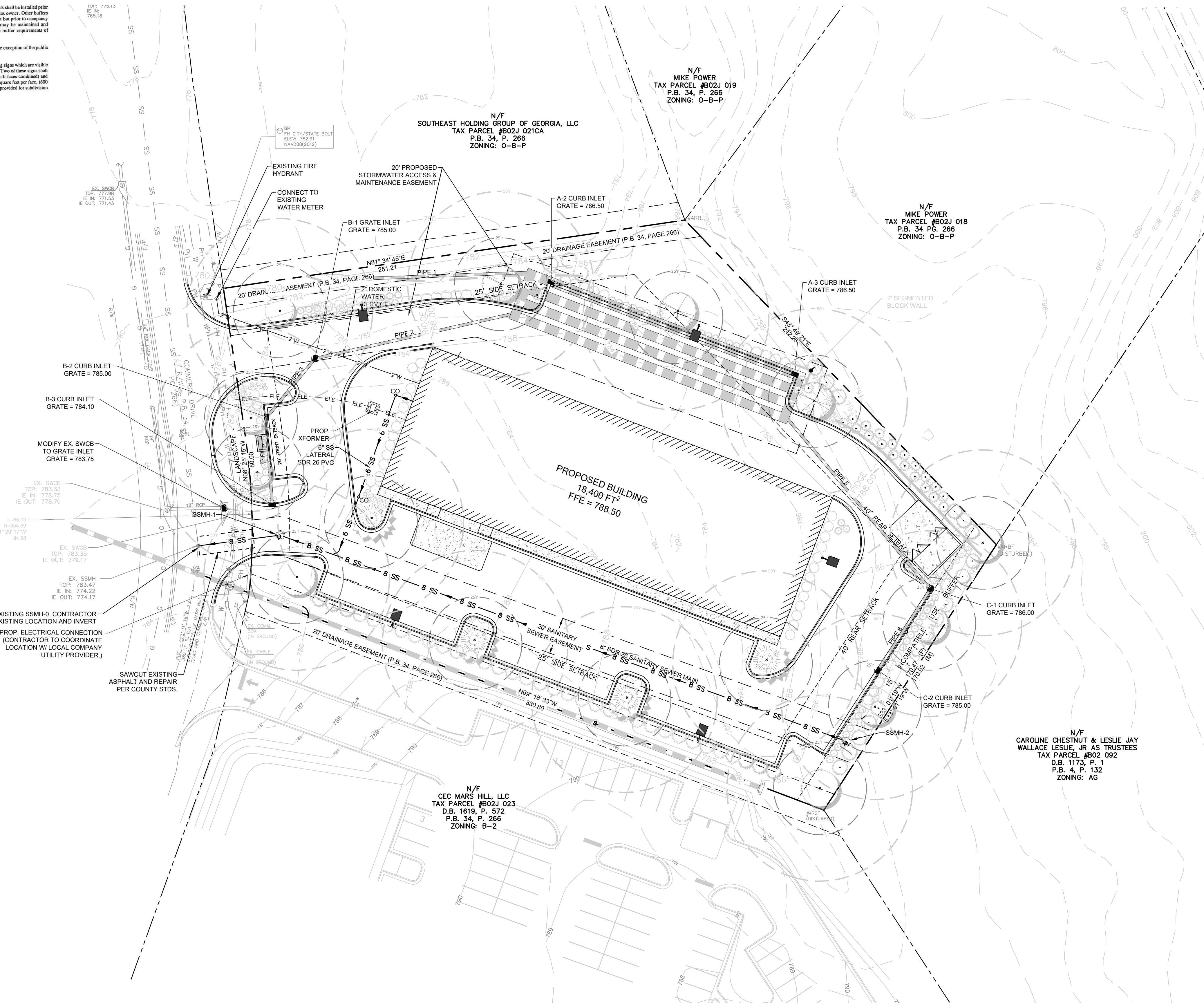
Table with 2 columns: DRAWING SET PREPARED BY (CARTER ENGINEERING CONSULTANTS, INC.) and OWNER/DEVELOPER (M&E SC HOLDINGS, INC.). Includes contact information for Jeff Carter and Michael Foley.

SITE INFORMATION

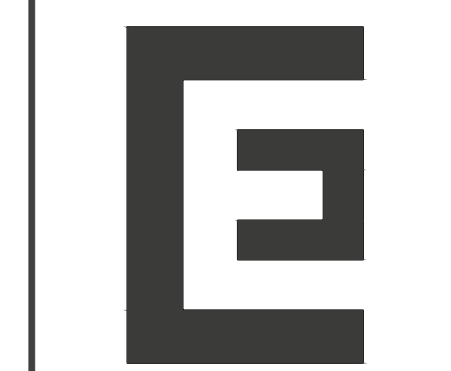
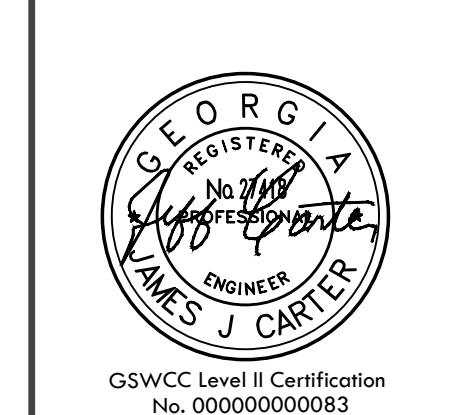
Table with 2 columns: JURISDICTION (OCONEE COUNTY), PROPERTY LOCATION (1040 COMMERCE DR), PARCEL NUMBER (B 021 022), CURRENT ZONING (OBP), PROPOSED ZONING (OBP), EXISTING USE (VACANT COMMERCIAL LOT), PROPOSED USE (COMMERCIAL OFFICE BLDG), BUFFERS REQUIRED (10' LANDSCAPE BUFFER), REQUIRED BUILDING SETBACKS (SIDE: 25 FEET, REAR: 40 FEET), MAXIMUM LOT COVERAGE ALLOWED (80%), PROPOSED LOT COVERAGE (77%), PROJECT DENSITY (1 UNIT/1.95 ACRES), MINIMUM LANDSCAPE (20%), MAXIMUM BUILDING HEIGHT (55-FEET), SANITARY SEWER SERVICE (OCONEE COUNTY WATER RESOURCES DEPARTMENT), WATER SERVICE (OCONEE COUNTY WATER RESOURCES DEPARTMENT), FEMA FLOOD INSURANCE RATE MAP NO. (13219C0045E), FEMA FIRM DATE (09.15.2022), FEMA SFHA ZONE (ZONE X).

UNDERGROUND UTILITY DISCLAIMER: THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

OFF-STREET PARKING SPACES REQUIRED FOR OFFICES - GENERAL PER TABLE 6.1, SECTION 604.04 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE. 3 SPACES / 1,000 FT² GROSS FLOOR AREA ARE REQUIRED (3 SPACES / 1,000 FT²) (18,400 FT²) = 56 MINIMUM SPACES. 80 TOTAL SPACES ARE PROVIDED INCLUDING 3 H/C SPACES.



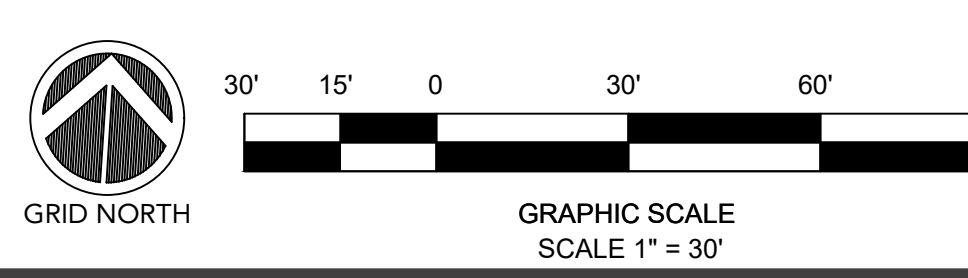
REVISION BLOCK table with columns: ISSUE, REVISION DATE & DESCRIPTION, and a list of 8 revisions.



CARTER ENGINEERING 3651 MARS HILL ROAD SUITE 2000 WATKINSVILLE, GA 30677 P: 770.725.1200 F: 770.725.1204 www.carterengineering.com

PRELIMINARY SITE PLAN FOR SERCLEAN, INC. 1040 COMMERCE DR - BOGART, GA 30622

SHEET TITLE: PRELIMINARY SITE PLAN PROJECT NAME: SERCLEAN, INC. SHEET NUMBER: PP-2 PROJECT NUMBER: 23001SFWM DATE: 09.27.2024



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