

25' VEGETATED BUFFER W/ OPAQUE FENCING.
ANY GRADING WITHIN BUFFER SHALL BE RE-VEGETATED

N/F
CHAD WHITMIRE
PARCEL 12083 000015
DB 3118, PG 222
ZONING: PCFD

25' VEGETATED BUFFER W/ OPAQUE FENCING.
ANY GRADING WITHIN BUFFER SHALL BE RE-VEGETATED

IPF
(NAIL SET AT
" " SHAPED BAR)

IPF
(1/2" REBAR AT
ANGLE IRON)

N88°29'41"E 127.90'

S00°14'20"E 966.57'

IPF
(NAIL SET AT
" " SHAPED BAR)

N13°04'11"E 1724.86'

TIE:
TO THE INTERSECTION OF
THE EASTERN R/W OF
CLEVELAND HIGHWAY (130' R/W)
WITH THE SOUTHERN R/W OF
HUB HEAD ROAD

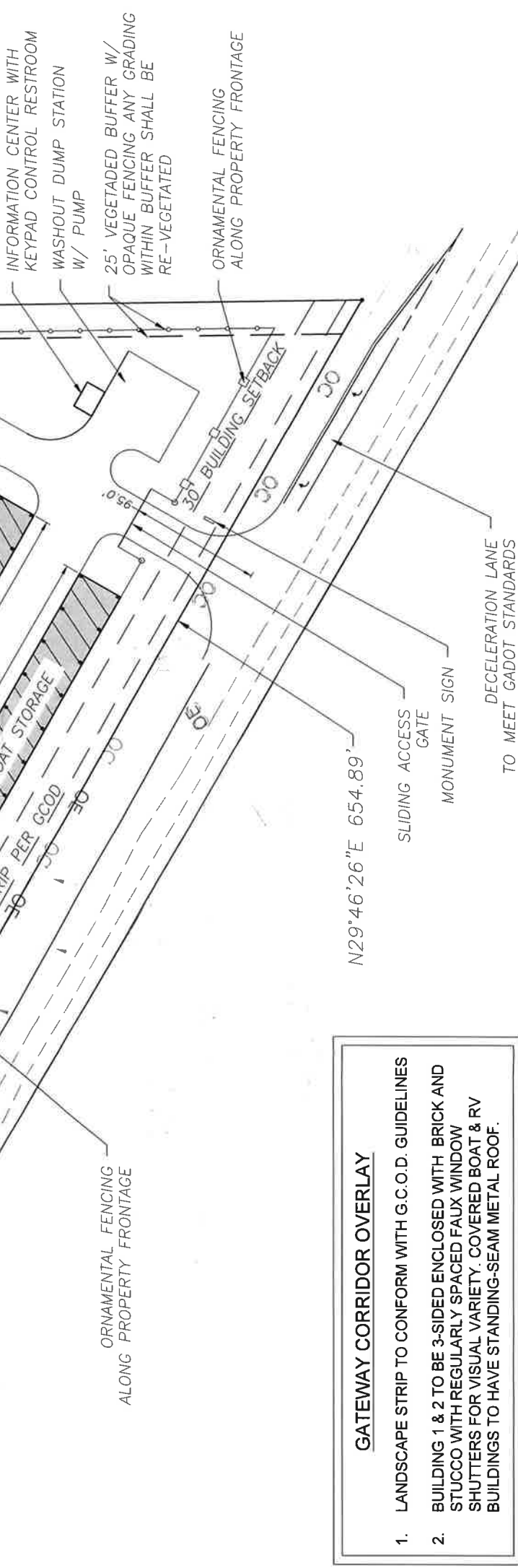
IPF
(1/2" REBAR)
ORNAMENTAL FENCING
ALONG PROPERTY FRONTAGE

S89°01'19"W 690.60'

N/F
LINDA COMPTON MARTIN, AS
TRUSTEE OF THE CALVIN AND
LINDA MARTIN HOUSE TRUST
PARCEL 12083 000005A
DB 7723, PG 126
ZONING: AR-IV

LANDSCAPE
PLANTING AREAS

SITE PLAN DATA:
ADDRESS: 6580 CLEVELAND HWY
ZONING: L-1
ACREAGE: 8.67 AC
BUILDING SETBACK: 30 FT
BUILDING COVERAGE:
COVERED BOAT & RV: +/- 75,200 SF
C/C SELF-STORAGE: +/- 14,000 SF
ADJACENT BUFFERS:
25' VEGETATED BUFFER WITH OPAQUE FENCING TO BE
PROVIDED ADJACENT TO AGRICULTURAL ZONING.
PARKING PROVIDED:
BETWEEN 102 - 174 SPACES DEPENDING ON SIZE
RV/MOTOR COACH
35FT DEPTH: 21 SPACES
25-55 FT DEPTH: 66 - 30 SPACES
BOAT
35FT DEPTH: 21 SPACES
25-55 FT DEPTH: 66 - 30 SPACES
SEWER: SEPTIC
WATER: CITY OF GAINESVILLE



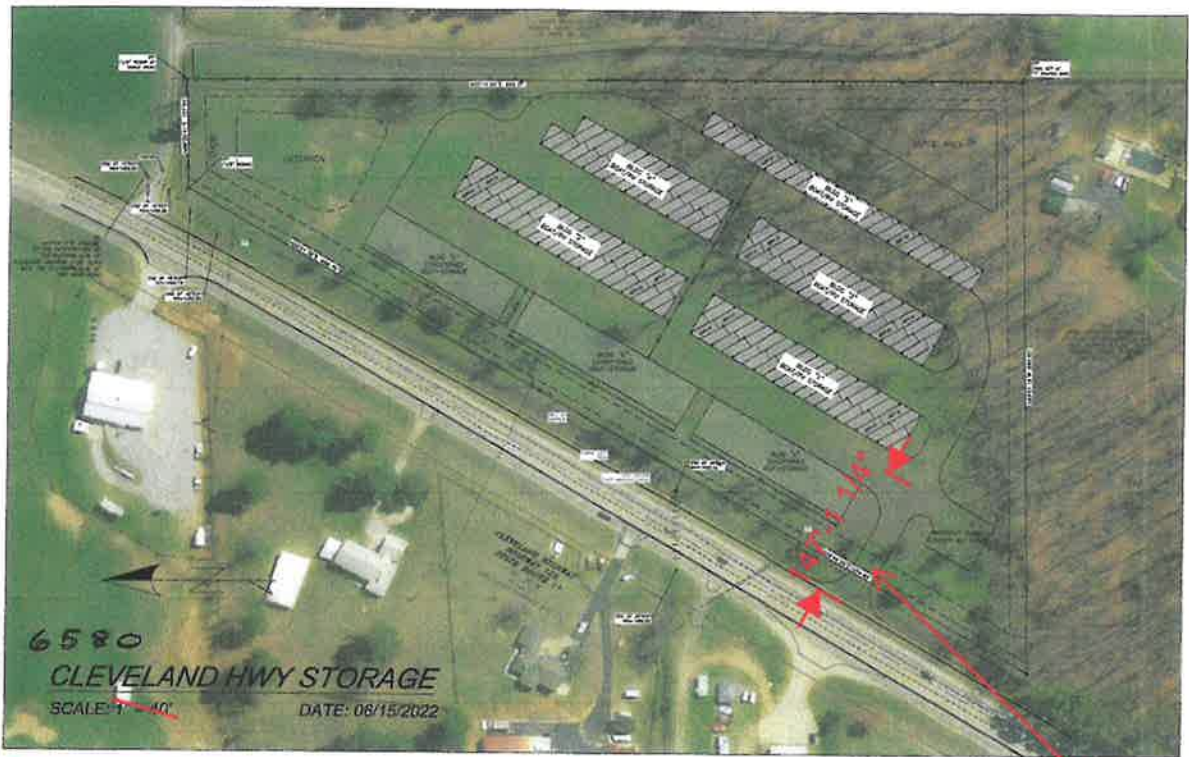
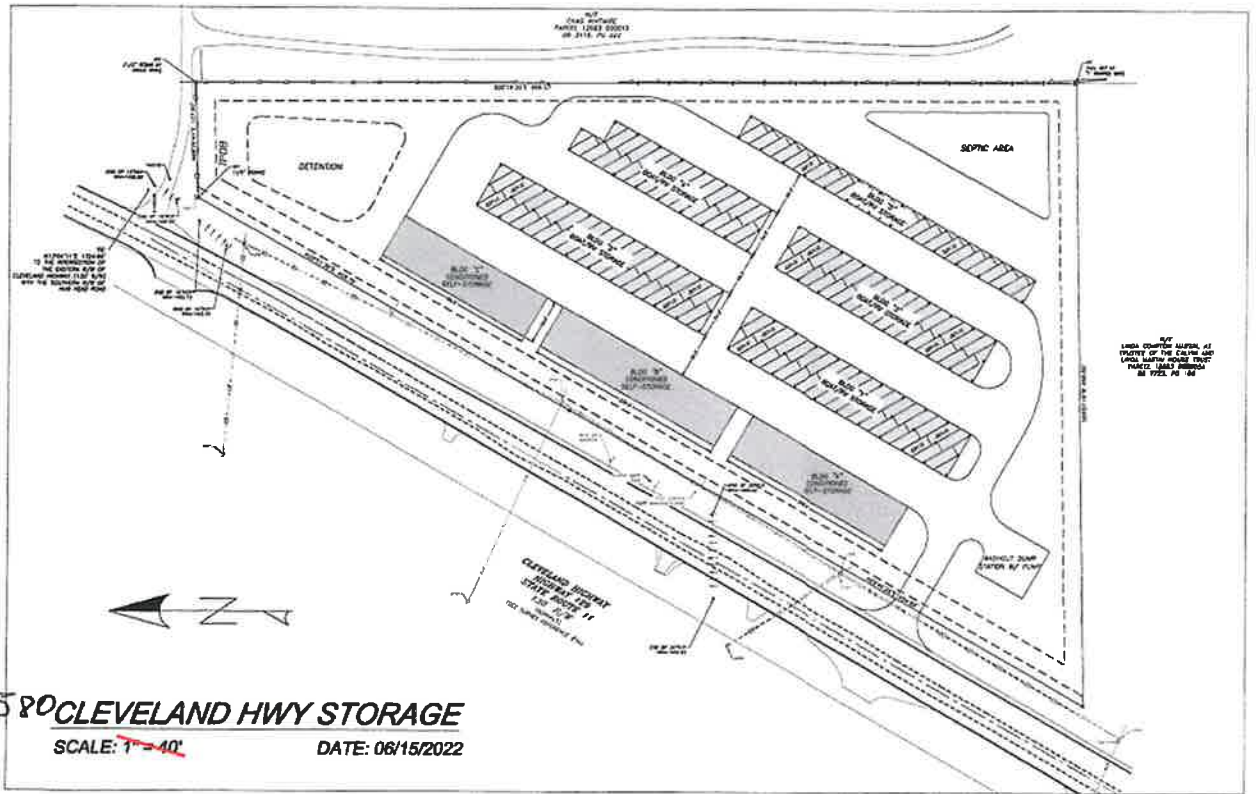
- GATEWAY CORRIDOR OVERLAY**
1. LANDSCAPE STRIP TO CONFORM WITH G.C.O.D. GUIDELINES
 2. BUILDING 1 & 2 TO BE 3-SIDED ENCLOSED WITH BRICK AND STUCCO WITH REGULARLY SPACED FAUX WINDOW SHUTTERS FOR VISUAL VARIETY. COVERED BOAT & RV BUILDINGS TO HAVE STANDING-SEAM METAL ROOF.

CLEVELAND HWY STORAGE

SCALE: 1" = 100'

DATE: 09/09/2022





- L/A: Unlikely
 - D/W Spacing: OK with Waiver
 - First Internal Movement: OK if no gate
 - D/W Alignment: Aligned across from Truett Marine
 - Median Break/Signal Spacing: N/A
 - Intersection Sight Distance: Provide Certification
 - D/W Width: 26' OK, 24' preferred
 - D/W Radii: 35' Standard, Consider 50' for design vehicle
 - Angle of Intersection: ~90 OK
 - Curb and Gutter: None
 - Match Mainline Cross-slope, first 12' of D/W
 - D/W Grade should not exceed 6.25%
 - RTL: Required due to Merge Section
 - LTL: Existing TWL
 - Raised Islands: N/A
 - Access Type: Full Access
 - Other: At end of merge section
- Comply with all requirements of the most recent version of GDOT's D/W and Encroachment Manual

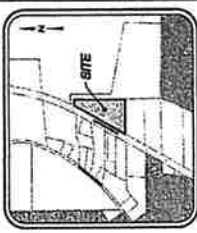
Gate Proposed? Where?
 Recommend minimum 100' from edge of travel lane

NO.	DATE	DESCRIPTION

GRAPHIC SCALE	0' 25' 50' 100' 150'
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DATE: 1/21/21	SCALE: 1"=20'
JOB NO.: 221119	PROJECT: WINGO
DRAWN BY: JTB	CHECKED BY: JTB



MARKET NOTES

- THE FIELD DATA COLLECTED ON 1/17/21 & 1/18/21 SHOWS THAT THE PROPERTY IS LOCATED ON A 100' WIDE RIGHT-OF-WAY (ROW) AND AN ADJACENT AREA OF 100' WIDE ROW. THE TOTAL ROW WIDTH IS 200' FEET. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF THE ROW. THE ROW IS BOUNDARY TO THE SOUTH AND EAST. THE PROPERTY IS BOUNDARY TO THE NORTH AND WEST.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83). THE VERTICAL DATUM IS THE MEAN SEA LEVEL DATUM OF 1983 (MSL 83). THE PROPERTY IS LOCATED ON A 100' WIDE ROW. THE ROW IS BOUNDARY TO THE SOUTH AND EAST. THE PROPERTY IS BOUNDARY TO THE NORTH AND WEST.
- NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE PER FEMA. A FLOOD HAZARD ZONE MAP OF HALL COUNTY, GEORGIA, SHOWS THE PROPERTY IS NOT IN A FLOOD HAZARD ZONE. THE FLOOD HAZARD ZONE MAP IS DATED APRIL 4, 2016.
- IF ANY PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE PER FEMA, THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION TO DETERMINE THE FLOOD HAZARD ZONE STATUS OF THE PROPERTY. THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION TO DETERMINE THE FLOOD HAZARD ZONE STATUS OF THE PROPERTY.

REFERENCES

- REFERENCE IS MADE HEREIN TO THE FOLLOWING RECORDS:

1. PLAT 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 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3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3