

N85°22'13"E 182.53'

GEORGIA POWER COMPANT EASEMENT  
N88°31'38"E 380.51'

N05°05'50"W 374.37'

BLDG. #1 12,600 SF (900 SF OFFICE)

BLDG. #2 22,000 SF

BLDG. #3 17,300 SF

BLDG. #4 17,900 SF

BLDG. #6 4,500 SF

BLDG. #5 2,750 SF

ARC = 144.18  
RAD. = 1828.86  
CH. = NOT 17'35" 144.14'

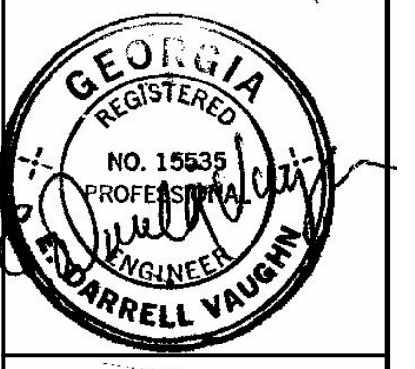
N88°02'16"W 560.87'

- GENERAL NOTES**
1. THIS TRACT CONTAINS 1,008 ACRES AND IS ZONED O.M1.
  2. THIS PROPOSED REZONING IS FOR THE PROPOSED USE IS A SELF STORAGE FACILITY.
  3. THIS SITE FALLS WITHIN THE HALL COUNTY GATEWAY CORRIDOR OVERLAY DISTRICT.
  4. THE MINIMUM FRONT BUILDING LINE IS 30 FT., THE MINIMUM REAR BUILDING LINE IS 10 FT., THE MINIMUM SIDE YARD IS 20 FT.
  5. THERE ARE NO FLOOD HAZARD AREAS ON THIS SITE PER F.I.R.M. COMMUNITY PANEL # 18133C, DATED APRIL 4, 2018.
  6. SANITARY SEWER TO BE GRAVITY FLOW PROVIDED ONSITE.
  7. THIS PROPERTY IS OWNED BY:  
NORTHEAST GEORGIA HEALTH RESOURCES, INC.  
743 SPRING STREET  
GAINESVILLE, GA 30501  
CONTACT: AMY EFRID  
EMAIL: amy.efrid@nghrs.com  
PHONE: 770-776-3074
  8. THIS PROPERTY TO BE DEVELOPED BY:  
JOHN HENRILL  
3382 SMALL WOODS LANE  
GAINESVILLE, GA 30506  
EMAIL: johnhenrill@comcast.net  
PHONE: 770-415-5644
  9. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY BY MORELAND ALTOBELLI ASSOCIATES, INC. DATES 04-05-91 AND RECORDED IN PLAT BOOK 81, PAGE 152A OF THE HALL COUNTY, GEORGIA RECORDS.
  10. STATE WATERS BUFFERS ARE NOT REQUIRED ON THIS SITE.
  11. THERE ARE NO EXISTING STRUCTURES ON THIS SITE.

- TRANSITIONAL BUFFER PLANTING REQUIREMENTS**
- TRANSITIONAL BUFFERS SHALL MEET AT LEAST TWO OF THE THREE FOLLOWING CRITERIA; BE PLANTED WITH A STAGGERED DOUBLE ROW OF EVERGREEN TREES AT LEAST SIX FEET IN HEIGHT, A SINGLE ROW OF DECIDUOUS SHADE TREES AT LEAST TWO INCHES CALIPER DBH (MINIMUM 30 FEET HEIGHT AT MATURITY) AND TWO STAGGERED ROWS OF EVERGREEN SHRUBS AT LEAST THREE FEET IN HEIGHT, PLANTED A MAXIMUM OF FOUR FEET ON CENTER, OR OTHER ARRANGEMENT APPROVED BY THE DIRECTOR THAT PROVIDES A DENSE VISUAL SCREEN.
- 10' FRONTAGE LANDSCAPE STRIP PLANTING REQUIREMENTS**
- THE LANDSCAPE STRIP SHALL BE PLANTED WITH SHADE TREES (SIX FEET TALL, TWO INCHES CALIPER DBH, AT TIME OF PLANTING, AND NOT LESS THAN 35 FEET TALL AT MATURITY) PLANTED NOT LESS THAN 40 FEET ON CENTER, AND SHRUBBERY FORMING AN INTERMITTENT HEDGE NOT LESS THAN THREE FEET IN HEIGHT DESIGNED TO PROVIDE AN ADEQUATE SCREEN.



CORNERSTONE DESIGN & DEVELOPMENT, INC.  
198 SIMONTON ROAD, SE  
LAWRENCEVILLE, GA 30046  
PHONE: 404-561-4287  
EMAIL: KIM@CORNERSTONEDESIGN.COM  
CONTACT: DARRELL VAUGHN



CONCEPTUAL SITE PLAN

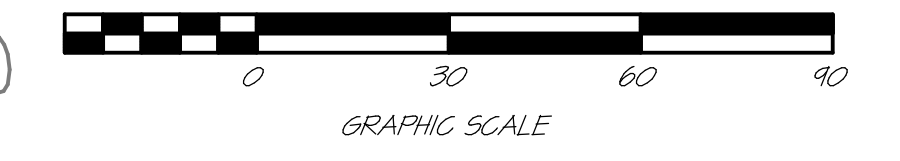
PLAN SCALE: 1" = 30'

4916 CLEVELAND HIGHWAY  
LAND LOT 29, 12th DISTRICT  
HALL COUNTY, GEORGIA  
PARCEL 12029 00001B

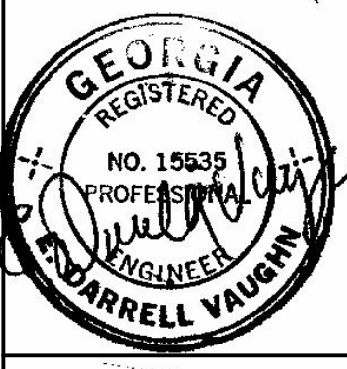
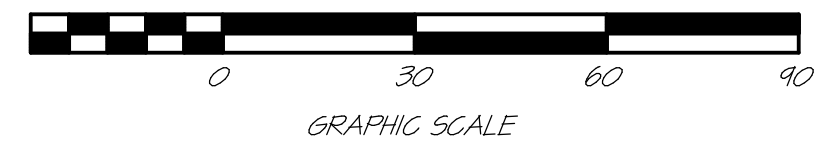
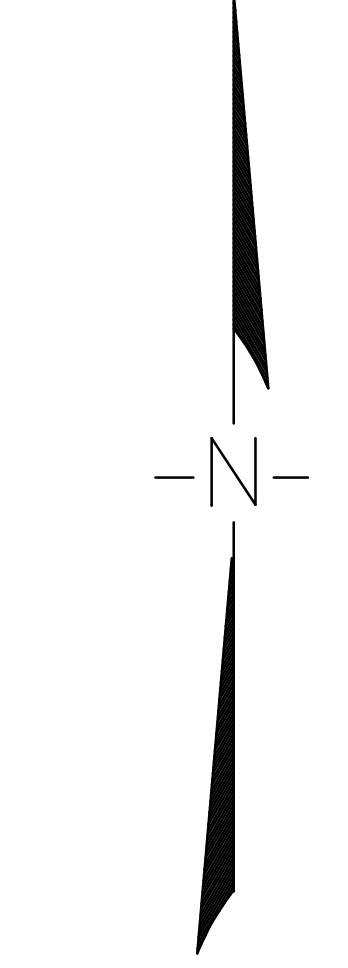
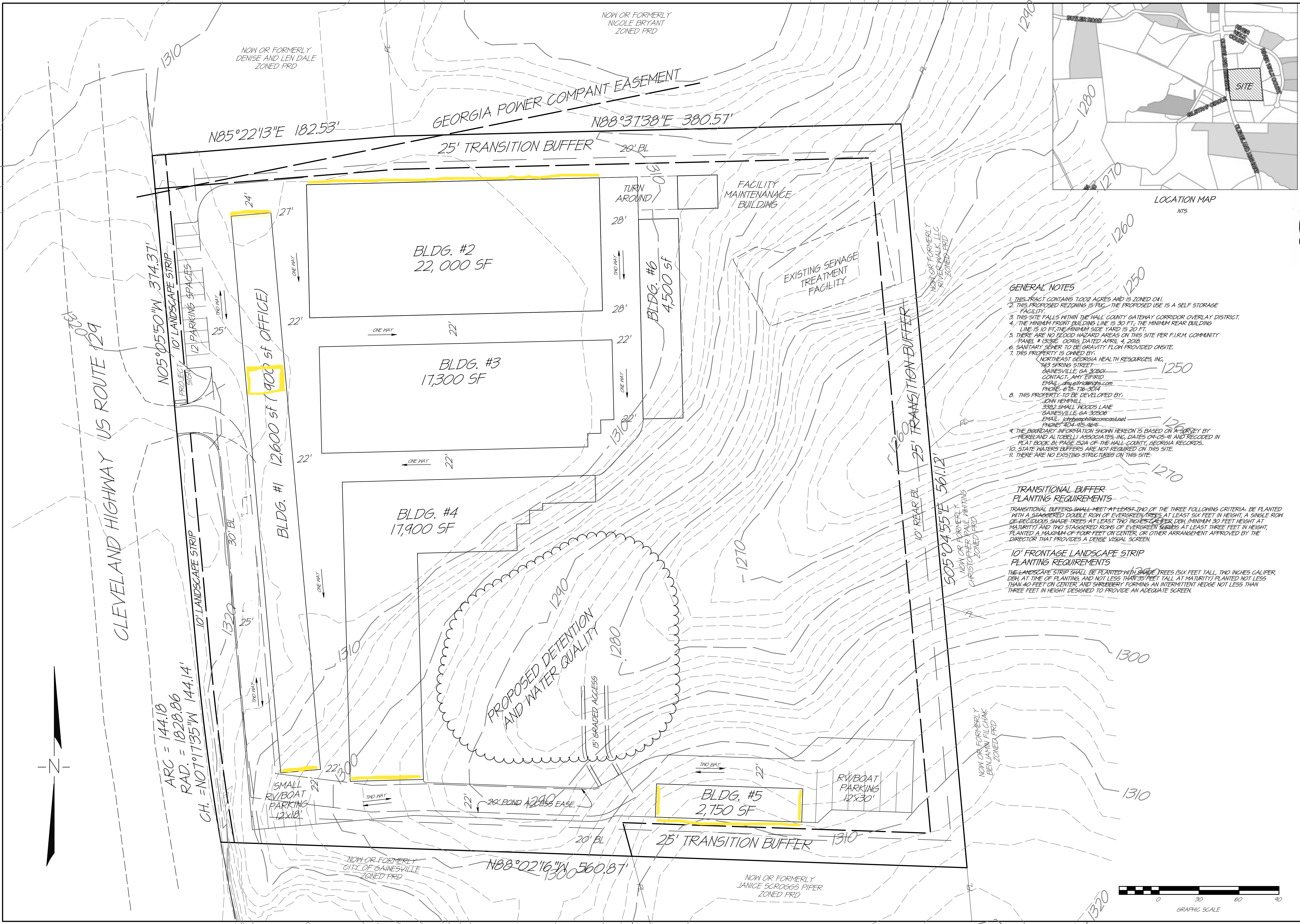
REVISIONS:

1	JANUARY 27, 2023	PER COUNTY COMMENTS
2	FEBRUARY 6, 2023	PER COUNTY COMMENTS

SHEET NO. 1  
OF 1  
PROJ. NO.  
DATE: DECEMBER 19, 2022







**CORNERSTONE DESIGN & DEVELOPMENT, INC.**  
 146 SIMONTON ROAD, SE  
 LAWRENCEVILLE, GA 30046  
 PHONE: 404-561-4287  
 EMAIL: KIM@CORNERSTONEDESIGN.COM  
 CONTRACT: DARRELL VAUGHN

**CONCEPTUAL SITE PLAN**

PLAN SCALE: 1" = 30'

**4916 CLEVELAND HIGHWAY**  
 LAND LOT 29, 12th DISTRICT  
 HALL COUNTY, GEORGIA  
 PARCEL 12029 00001B

REVISIONS:	DATE	DESCRIPTION
1.	JANUARY 27, 2023	PER COUNTY COMMENTS
2.	FEBRUARY 6, 2023	PER COUNTY COMMENTS

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 OF 1  
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**GENERAL NOTES**

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- THERE ARE NO FLOOD HAZARD AREAS ON THIS SITE PER F.I.R.M. COMMUNITY PANEL # 1813G, DATED APRIL 4, 2018.
- SANITARY SEWER TO BE GRAVITY FLOW PROVIDED ONSITE.
- THIS PROPERTY IS OWNED BY:  
 NORTHEAST GEORGIA HEALTH RESOURCES, INC.  
 743 SPRING STREET  
 GAINESVILLE, GA 30501  
 CONTACT: AMY EFFRID  
 EMAIL: amy.effrid@nghrs.com  
 PHONE: 678-776-3074
- THIS PROPERTY TO BE DEVELOPED BY:  
 JOHN HENFILL  
 3382 SMALL WOODS LANE  
 GAINESVILLE, GA 30506  
 EMAIL: johnhenfill@comcast.net  
 PHONE: 404-415-5684
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY BY ROBERT AND ALTOBELLI ASSOCIATES, INC. DATES 04-05-91 AND RECORDED IN PLAT BOOK B1, PAGE 152A OF THE HALL COUNTY, GEORGIA RECORDS.
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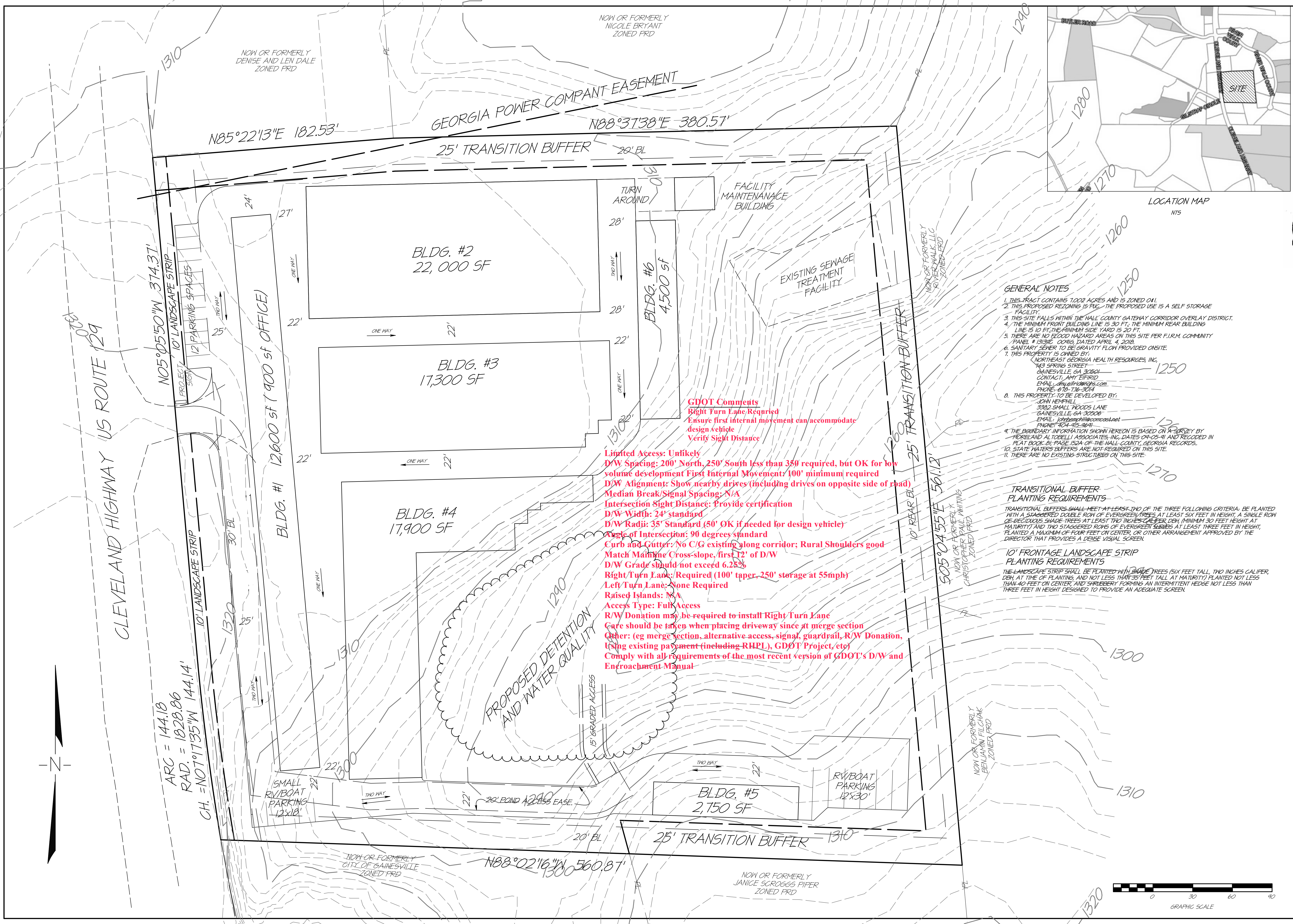
**TRANSITIONAL BUFFER PLANTING REQUIREMENTS**

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**10' FRONTAGE LANDSCAPE STRIP PLANTING REQUIREMENTS**

THE LANDSCAPE STRIP SHALL BE PLANTED WITH SHADE TREES (SIX FEET TALL, TWO INCHES CALIPER DBH, AT TIME OF PLANTING, AND NOT LESS THAN 35 FEET TALL AT MATURITY) PLANTED NOT LESS THAN 40 FEET ON CENTER, AND SHRUBBERY FORMING AN INTERMITTENT HEDGE NOT LESS THAN THREE FEET IN HEIGHT DESIGNED TO PROVIDE AN ADEQUATE SCREEN.





N05°05'50"W 374.37'  
10' LANDSCAPE STRIP  
12 PARKING SPACES  
PROJECT SIGN

ARC = 144.18  
RAD. = 1828.86  
CH. = N07°17'35"W 144.14'  
SMALL RV/BOAT PARKING 12x18'

N85°22'13"E 182.53'

GEORGIA POWER COMPANT EASEMENT  
N88°31'38"E 380.57'

25' TRANSITION BUFFER

BLDG. #2  
22,000 SF

BLDG. #3  
17,300 SF

BLDG. #4  
17,900 SF

BLDG. #5  
2,750 SF

BLDG. #6  
4,500 sf

**GDOT Comments**  
Right Turn Lane Required  
Ensure first internal movement can accommodate design vehicle  
Verify Sight Distance

Limited Access: Unlikely  
D/W Spacing: 200' North, 250' South less than 350' required, but OK for low volume development  
First Internal Movement: 100' minimum required  
D/W Alignment: Show nearby drives (including drives on opposite side of road)  
Median Break/Signal Spacing: N/A  
Intersection Sight Distance: Provide certification  
D/W Width: 24' standard  
D/W Radii: 35' Standard (50' OK if needed for design vehicle)  
Angle of Intersection: 90 degrees standard  
Curb and Gutter: No C/G existing along corridor; Rural Shoulders good  
Match Mainline Cross-slope, first 12' of D/W  
D/W Grade should not exceed 6.25%  
Right Turn Lane: Required (100' taper, 250' storage at 55mph)  
Left Turn Lane: None Required  
Raised Islands: N/A  
Access Type: Full Access  
R/W Donation may be required to install Right Turn Lane  
Care should be taken when placing driveway since at merge section  
Other: (eg merge section, alternative access, signal, guardrail, R/W Donation, using existing pavement (including RHPL), GDOT Project, etc)  
Comply with all requirements of the most recent version of GDOT's D/W and Encroachment Manual

FACILITY MAINTENANCE BUILDING

EXISTING SEWAGE TREATMENT FACILITY

PROPOSED DETENTION AND WATER QUALITY POND

15' GRADED ACCESS

25' TRANSITION BUFFER

25' TRANSITION BUFFER

505°04'55"E 56.12'

NOW OR FORMERLY BENJAMIN FILCHAK ZONED PRD

NOW OR FORMERLY RIVER WALK LLC ZONED PRD

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6. SANITARY SEWER TO BE GRAVITY FLOW PROVIDED ONSITE.
7. THIS PROPERTY IS OWNED BY:  
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743 SPRING STREET  
GAINESVILLE, GA 30601  
CONTACT: AMY EFRID  
EMAIL: amy.efrid@nghrs.com  
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3382 SMALL WOODS LANE  
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EMAIL: johnhenphill@comcast.net  
PHONE: 770-415-5644
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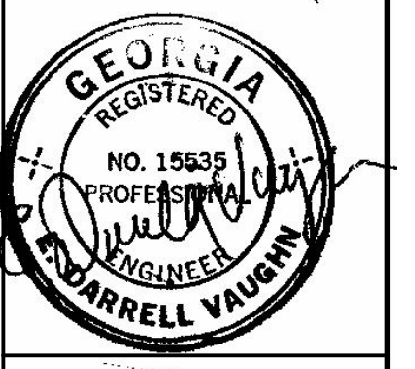
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LOCATION MAP  
NTS



CORNERSTONE DESIGN & DEVELOPMENT, INC.  
198 SIMONTON ROAD, SE  
LAWRENCEVILLE, GA 30046  
PHONE: 404-561-4287  
EMAIL: KIM@CORNERSTONEDESIGN.COM  
CONTACT: DARRELL VAUGHN



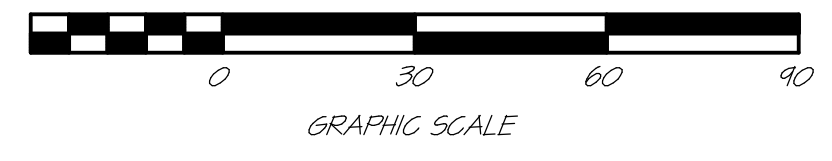
CONCEPTUAL SITE PLAN

PLAN SCALE: 1" = 30'

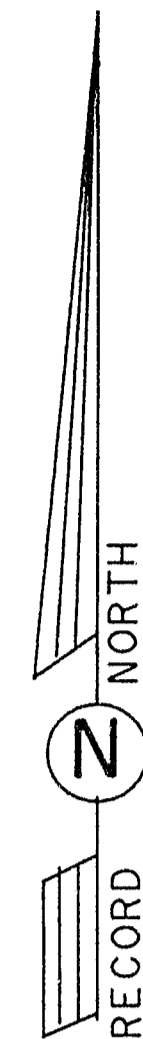
4916 CLEVELAND HIGHWAY  
LAND LOT 29, 12th DISTRICT  
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PARCEL 12029 00001B

REVISIONS:	
1. JANUARY 27, 2023. PER COUNTY COMMENTS	
2. FEBRUARY 6, 2023. PER COUNTY COMMENTS	

SHEET NO. 1 OF 1  
PROJ. NO.  
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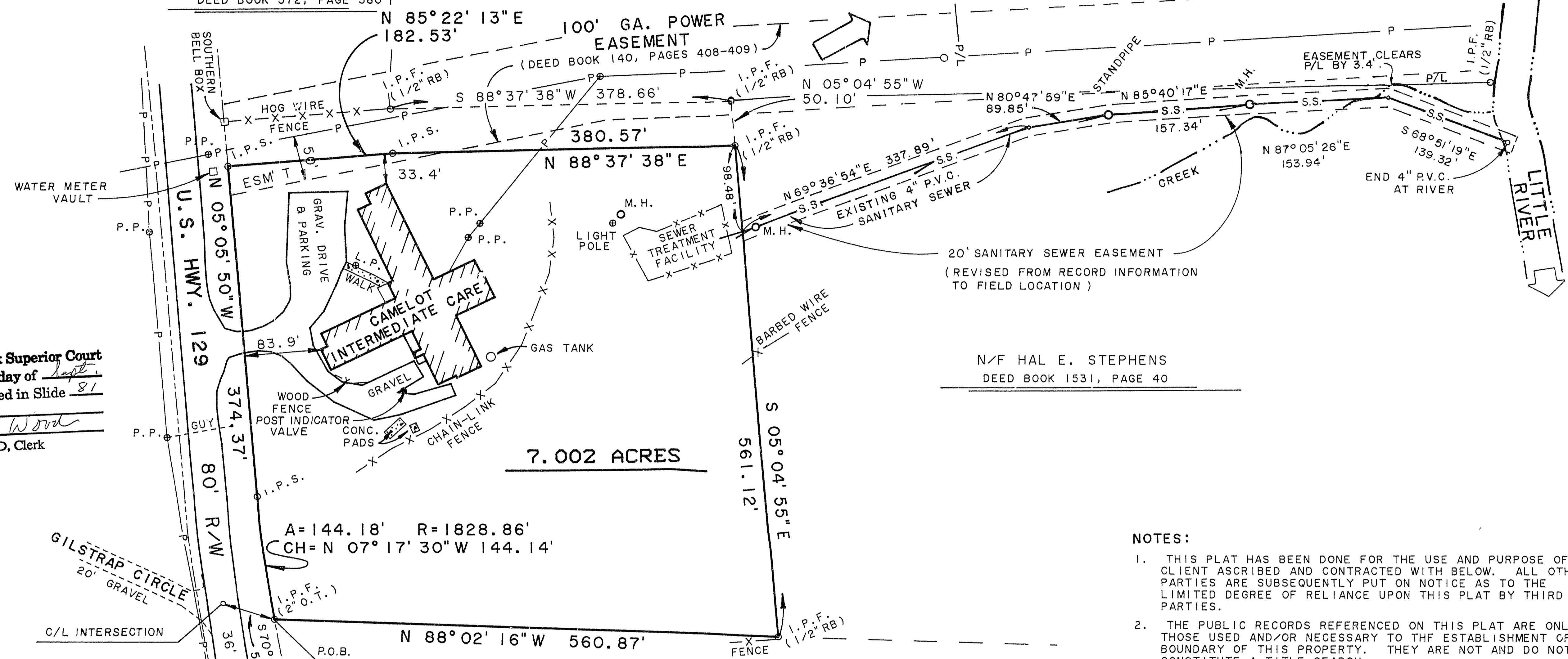
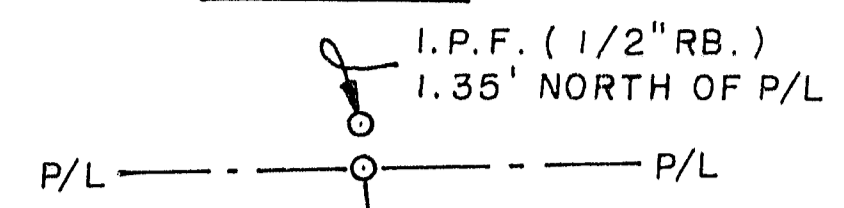




N/F  
BKP PROPERTIES, INC  
DEED BOOK 1464, PAGES 62-63

N/F TRELLIS L. WILSON  
DEED BOOK 572, PAGE 380

DETAIL



N/F HAL E. STEPHENS  
DEED BOOK 1531, PAGE 40

N/F GROVER H. HOOD  
DEED BOOK 467, PAGE 420

Georgia, Hall County, Clerk Superior Court  
Filed in office this 17 day of Sept.  
19 91 at 152 A Recorded in Slide 81  
Page Dwight S. Wood  
DWIGHT S. WOOD, Clerk

A = 144.18' R = 1828.86'  
CH = N 07° 17' 30" W 144.14'

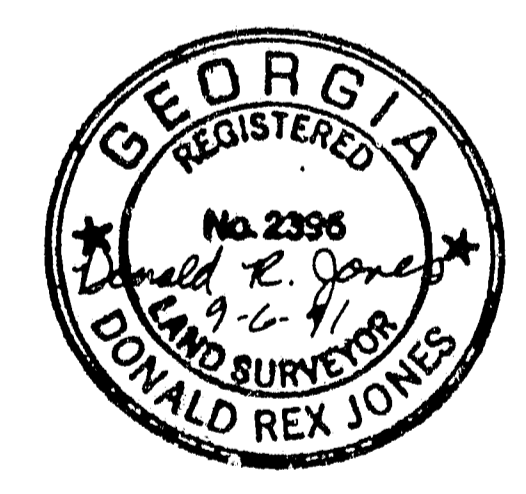
NOTES:

1. THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
2. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
3. THE NORTH MERIDIAN SHOWN HEREON IS BASED ON A RECORD MAGNETIC BEARING.
4. THIS PLAT WAS PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW - GEORGIA PLAT ACT, 1978 - AND IS SUITABLE FOR RECORDING.
5. ACCORDING TO FIRM COMMUNITY-PANEL NUMBER 130466 0020 B, THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE.
6. UTILITIES SHOWN HEREON ARE BASED ON SURFACE FIELD LOCATION AND UNDERGROUND LINES WERE NOT VERIFIED AS TO DIRECTION, SIZE OR CONDITION.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT SURVEY MADE BY ME OR UNDER MY SUPERVISION AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS FUTURE, AND THEIR LOCATION, SIZE TYPE AND MATERIAL ARE CORRECTLY SHOWN. I ASSUME NO RESPONSIBILITY OR LIABILITY FOR STATEMENTS OR CERTIFICATIONS MADE OR IMPLIED ON THIS DOCUMENT OR PLAT EXCEPT THOSE SPECIFICALLY DEFINED BY THE LAW OF THE STATE OF GEORGIA AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS BEING WITHIN THE SCOPE OF TRAINING, EDUCATION, EXPERTISE NECESSARY FOR REGISTRATION AND PRACTICE AS A REGISTERED LAND SURVEYOR.

Donald Rex Jones #2396  
DONALD REX JONES R.L.S.



RECORDING PERMIT

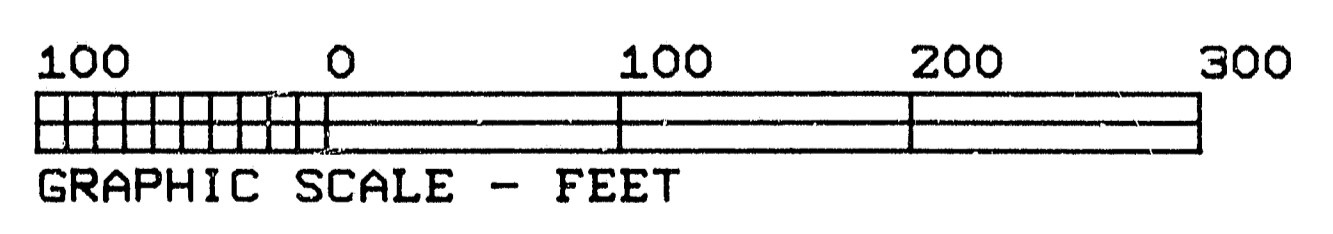
By Donald Rex Jones 9/17/91  
HALL COUNTY PLANNING COMMISSION

PLAT REFERENCE:

(1) PLAT FOR CAMELOT INTERMEDIATE CARE, PREPARED BY MCGILL-GROGAN & ASSOCIATES, DATED NOV. 8, 1976, RECORDED IN PLAT BOOK 64, PAGE 216, HALL COUNTY RECORDS.

DEED REFERENCE:

- (1) DEED BOOK 615, PAGE 239, HALL COUNTY RECORDS.
- (2) DEED BOOK 615, PAGE 243, HALL COUNTY RECORDS.



REVISED: 9/16/91 (SANITARY SEWER EASEMENT) D.R.J.

<b>LEGEND</b> A.I.F. ANGLE IRON FOUND C.M.F. CONCRETE MONUMENT FOUND C/L CENTERLINE I.P.F. IRON PIN FOUND I.P.S. IRON PIN SET (1/2" REBAR) L.L. LAND LOT P/L PROPERTY LINE -P- OVERHEAD POWER LINE P.P. POWER POLE R/W RIGHT-OF-WAY	THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,881 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 290,250 FEET.	<b>SURVEY FOR:</b> NORTHEAST GEORGIA HEALTH RESOURCES LAND LOT 29, 12th DISTRICT HALL COUNTY, GEORGIA	
	THIS PLAT WAS PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW, GEORGIA LAWS 1978, AND IS SUITABLE FOR RECORDING. TYPE OF EQUIPMENT: TOPCON GTS 3-B	DATE: 9-05-91 SCALE: 1" = 100'	PREPARED BY <b>MORELAND ALTOBELLI ASSOCIATES, INC.</b> GAINESVILLE, GEORGIA PHONE: (404) 532-4021