LEGEND

- SUBJECT PROPERTY - TAX PARCEL 15031 000027 (41.98 AC)
- 50' LANDSCAPE BUFFER - TRUCK YARD (UDC TABLE 8.2.1)
- 6' SOLID WOOD PRIVACY FENCE (UDC SEC. 8.2.4.B.4)
- PROPOSED CONTOUR
- EXISTING CONTOUR

50' LANDSCAPE BUFFER REQUIRED EACH SIDE (TABLE 8.2.1)
VARIANCE REQUESTED: 0'; 6' SOLID WOOD PRIVACY FENCE ALONG THE PROPERTY LINES IN ITS PLACE (SEC. 8.2.4.B.4)

50' LANDSCAPE BUFFER, TRUCK YARD (TABLE 8.2.1)
VARIANCE REQUESTED: GRADING PERMITTED; DISTURBED AREAS REPLANTED (SEC. 8.2.4)

TMS: 15031 000047F
JD ALLEN PROPERTIES LLC
1545 CALVARY CHURCH ROAD
GAINESVILLE, GA 30507
ZONING: AR-1

PROPOSED 6' SOLID WOOD PRIVACY FENCE ALONG THE STRIP'S PROPERTY LINES (BOTH SIDES)

RETAINING WALL

N 09°58'53" W 61

S 62°08'02" E 649.69'

N 56°01'41" E 463.10'

30' PRIVATE ACCESS DRIVE

100' ACCESS STRIP (TRACT 3, 1.34 AC)

ACCESS GATE

RETAINING WALL

S 58°08" W 55.85

N 62°08'03" W 524.42'

PROPOSED 6' SOLID WOOD PRIVACY FENCE ALONG THE STRIP'S PROPERTY LINES (BOTH SIDES)

N 56°01'41" E 142.85'

SHED

TANK

CALVARY CHURCH RD 100' R/W

TMS: 15031 000047D
JD ALLEN PROPERTIES LLC
1551 CALVARY CHURCH ROAD
GAINESVILLE, GA 30507
ZONING: AR-1

TMS: 15031 000048
JD ALLEN INVESTMENTS LLC
1555 CALVARY CHURCH ROAD
GAINESVILLE, GA 30507
ZONING: I-1 (C)

30 15 0 30 60 90
SCALE IN FEET
1" = 30'

WCH Consulting
PO Box 11, Johns Island, SC 29457
843-754-4225 | Will@wch-consulting.com

GEORGIA REGISTERED No. PE0056708 PROFESSIONAL ENGINEER WILLIAM C HAY

Preliminary Review
NOT FOR CONSTRUCTION
01/21/2026 12:45 PM

DRAWINGS FOR:
Tractions TRUCK BROKERS, INC.

Hall County Truck Parking

1646 Candler Road
Gainesville, GA
TMS: 15031 000027

REV	DATE	DESCRIPTION

DATE: October 1, 2026
PROJECT #: 26-005
DRAWN BY: William C Hay, PE
SCALE: 1" = 30'

SHEET TITLE:
Buffer Variance Exhibit - Access Strip

SHEET NUMBER:
ZA-2