

GENERAL NOTES:

OWNER: RAJ UMANI  
PHONE:

DEVELOPER: VANTAGE COMMERCIAL CONTRACTORS LLC  
3060 OAK DRIVE  
LAWRENCEVILLE, GA 30044  
CONTACT: VIRAL PAREKH  
PHONE: 404-884-3834

ENGINEER: PLAND ENGINEERING AND ARCHITECTURE  
CONTACT: REGINALD CRAYTON, P.E.  
PHONE: 404-428-3445

SITE ADDRESS: 4053 CLEVELAND HWY  
GAINESVILLE, GA 30506

1. PARCEL NUMBER: 12025 000036
2. PARCEL AREA: 6.35 ACRES, 276,594 SF
3. CURRENT ZONING: AR-III (AGRICULTURAL RESIDENTIAL - III)  
PROPOSED ZONING: S-S (SUBURBAN SHOPPING DISTRICT)
4. DISTRICT: 12TH
5. LAND LOT: 25
6. SURVEY OBTAINED FROM W.L.B ASSOCIATES, INC  
349 CHERYL COURT, JONESBORO, GA 30238
7. ALL CONTRACTORS UTILIZING THIS PLAN SET AND THE INFORMATION CONTAINED THEREON SHOULD  
CALL 1800-282-7411 3 DAYS BEFORE BEGINNING CONSTRUCTION.

9. PROPOSED BUILDINGS USE:  
CONVENIENCE STORE WITH FUELING STATION  
NUMBER OF STORIES: 1  
PROPOSED BUILDING AREA = 3250 SF

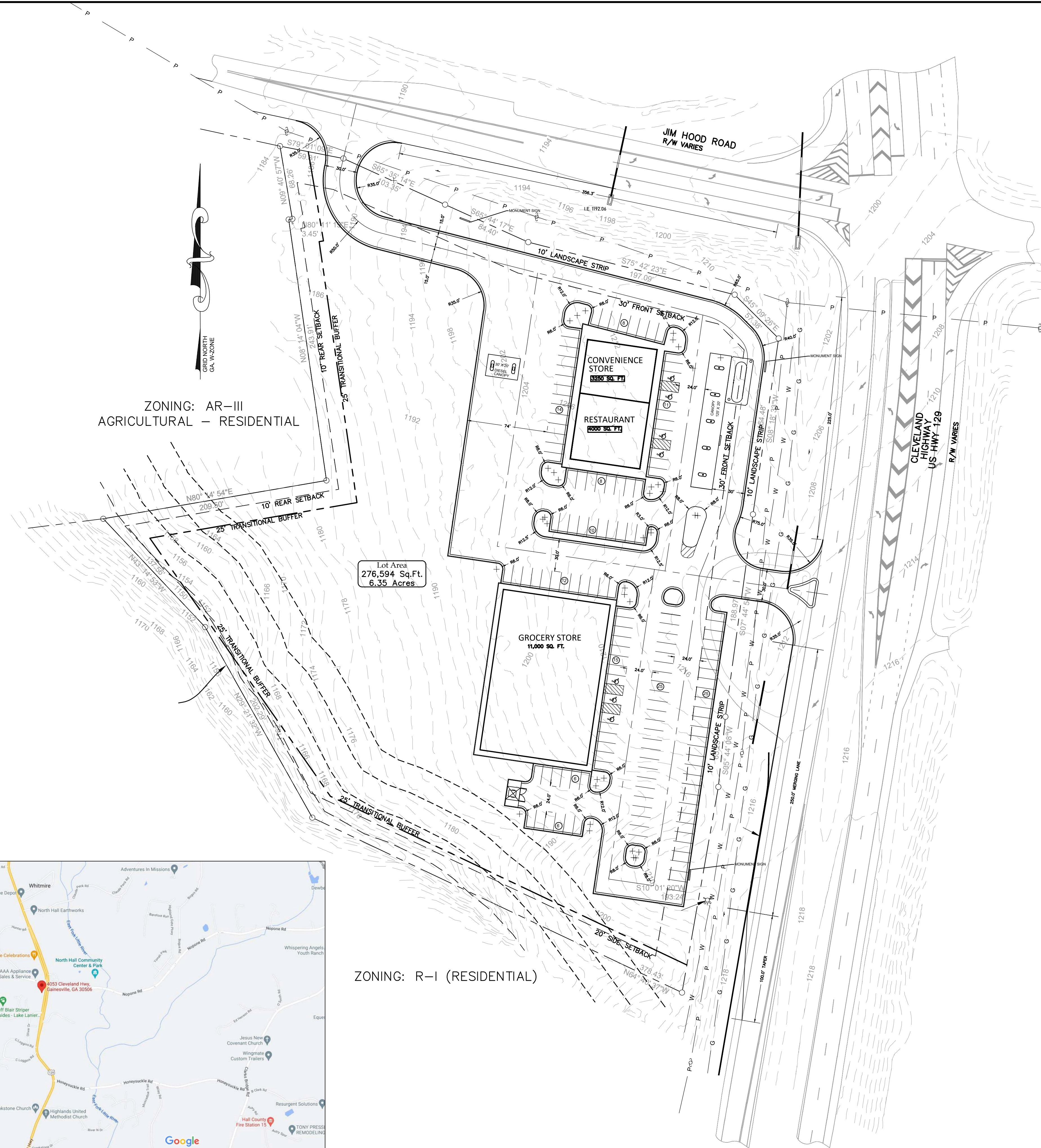
RESTAURANT  
NUMBER OF STORIES: 1  
PROPOSED BUILDING AREA = 4,000 SF

GROCERY STORE  
NUMBER OF STORIES: 1  
PROPOSED BUILDING AREA = 11,000 SF

10. MIN LOT AREA: 15,000 SF
11. MIN LOT FRONTAGE: 100
12. MINIMUM FRONT YARD SETBACK: 30 FEET
13. MINIMUM SIDE YARD SETBACK: 20 FEET
14. MINIMUM REAR YARD SETBACK: 10 FEET

15. PARKING REQUIREMENT:	MINIMUM REQUIRED	SPACES PROVIDED
CONVENIENCE STORE WITH FUELING STATION:	1 SPACE PER 200 SF 16 SPACES REQUIRED	16 SPACES
RESTAURANT:	9.5 SPACES PER 1,000 SF 38 SPACES REQUIRED	43 SPACES PROVIDED
GROCERY STORE:	1 SPACE PER 200 SF 55 SPACES REQUIRED	79 SPACES PROVIDED

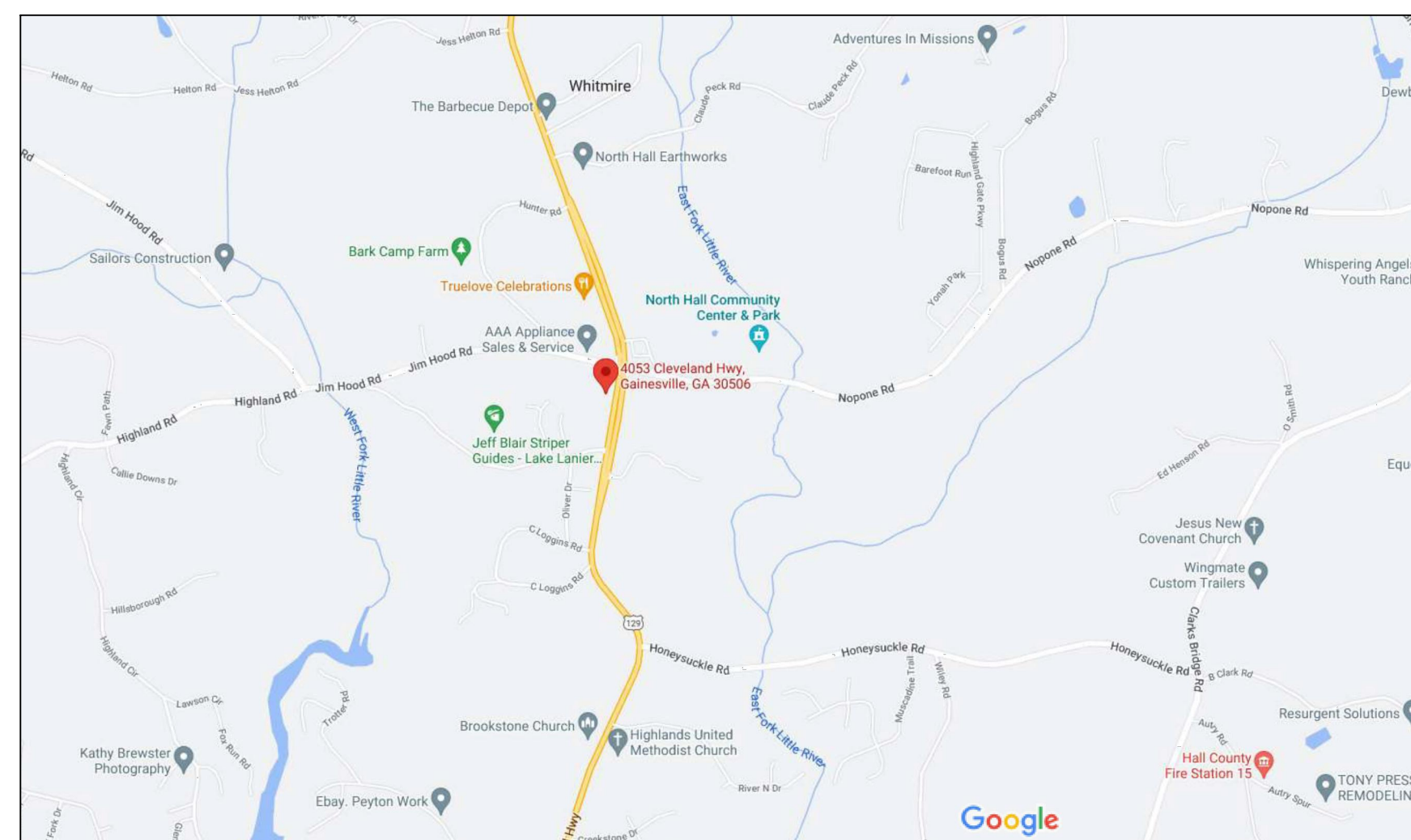
16. PUBLIC WATER SERVICE WILL BE PROVIDED TO THE PROPERTY BY THE CITY OF GAINESVILLE.
17. SEWER/SEWAGE WILL BE HANDLED ON SITE BY A SEPTIC SYSTEM.



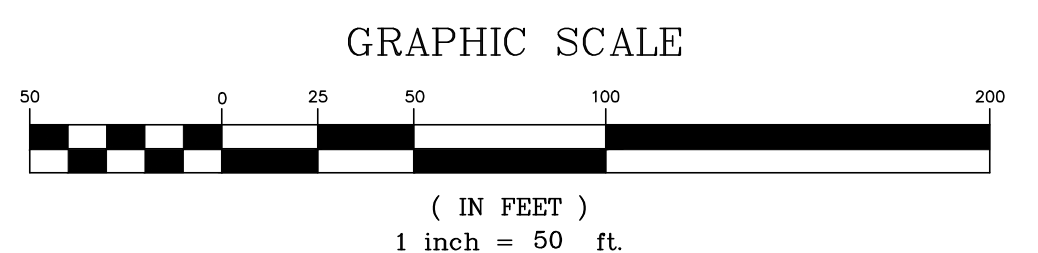
ZONING: AR-III  
AGRICULTURAL - RESIDENTIAL

ZONING: R-I (RESIDENTIAL)

Lot Area  
276,594 Sq.Ft.  
6.35 Acres



VICINITY MAP:



E-SEAL AND SIGNATURE  
E-SEALED: E-SEALED-DATE



6075 BARFILED ROAD  
SANDY SPRINGS, GA 30328  
DIRECT: 404-644-2457  
reggie@getpland.net  
www.getpland.net

#	DATE	REVISION DESCRIPTION	BY

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SHEET DESCRIPTION: <b>PRELIMINARY SITE PLAN</b>
LOCATION: 4053 CLEVELAND HWY GAINESVILLE, GA 30506
CHECKED BY: RC
DRAWN BY: RC

CIVIL	
JOB NO: #####	SHEET C.1
DATE: 3/6/2022	

NOT RELEASED FOR CONSTRUCTION