

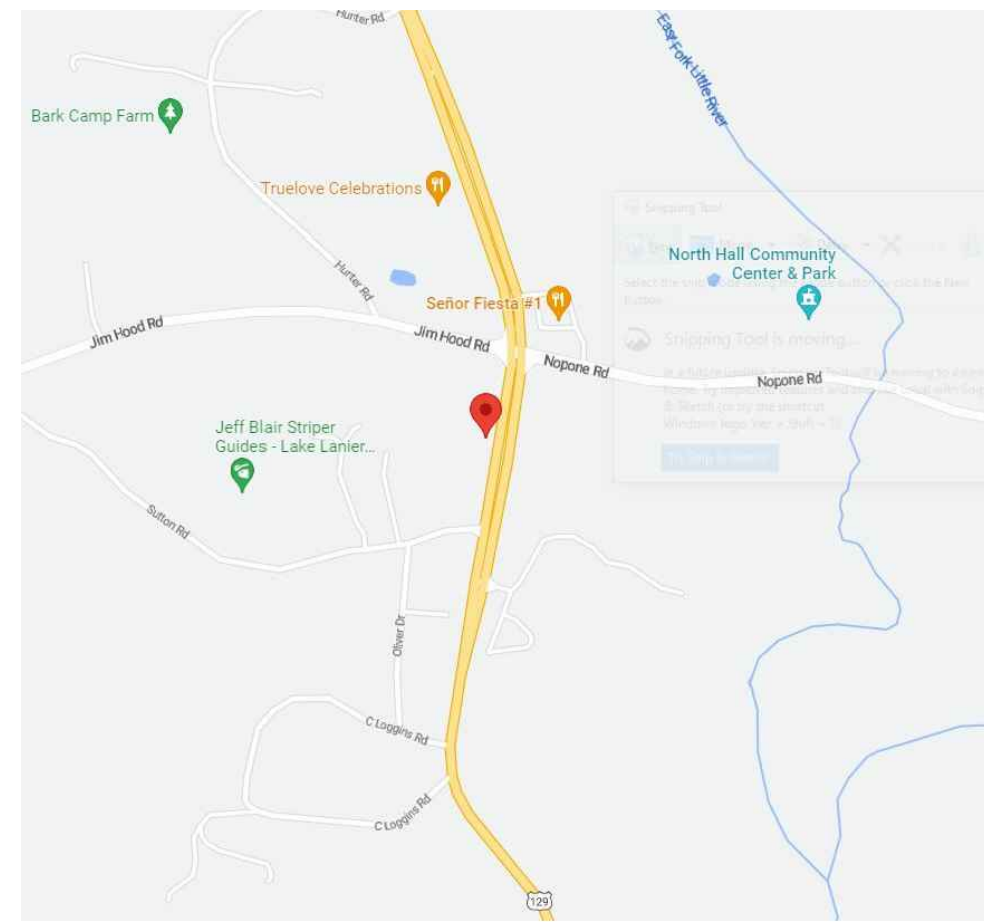
**GENERAL NOTES:**

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



VICINITY MAP:

ZONING: AR-III  
AGRICULTURAL - RESIDENTIAL

6' WOOD SCREEN FENCE

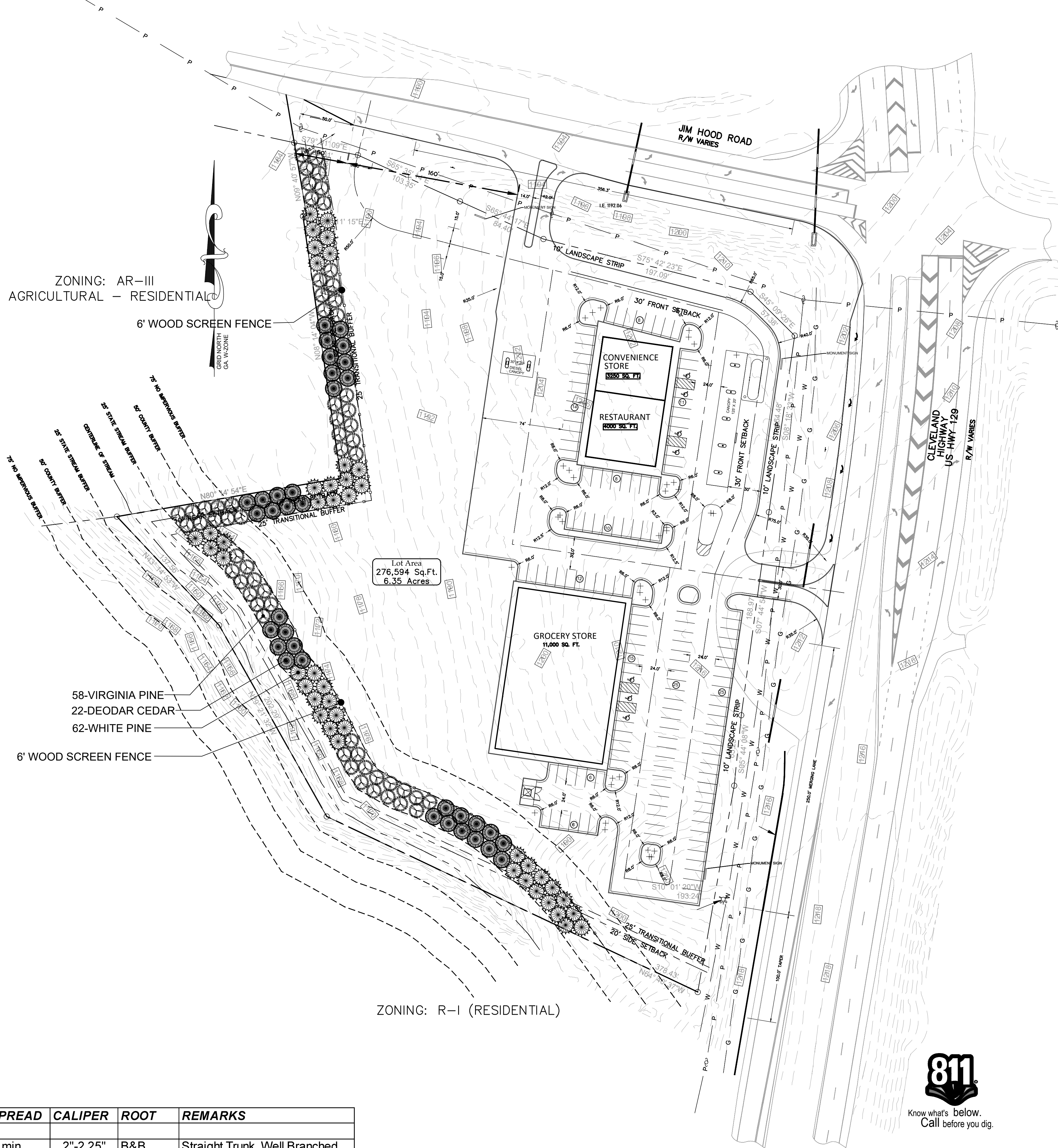
25' 10' LANDSCAPE STRIP  
25' 5' STATE STREET BUFFER  
25' 5' COUNTY STREET BUFFER  
25' 10' LANDSCAPE STRIP

58-VIRGINIA PINE  
22-DEODAR CEDAR  
62-WHITE PINE

6' WOOD SCREEN FENCE

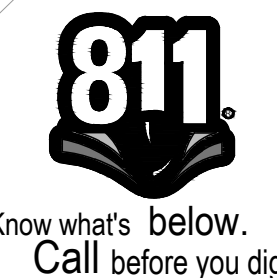
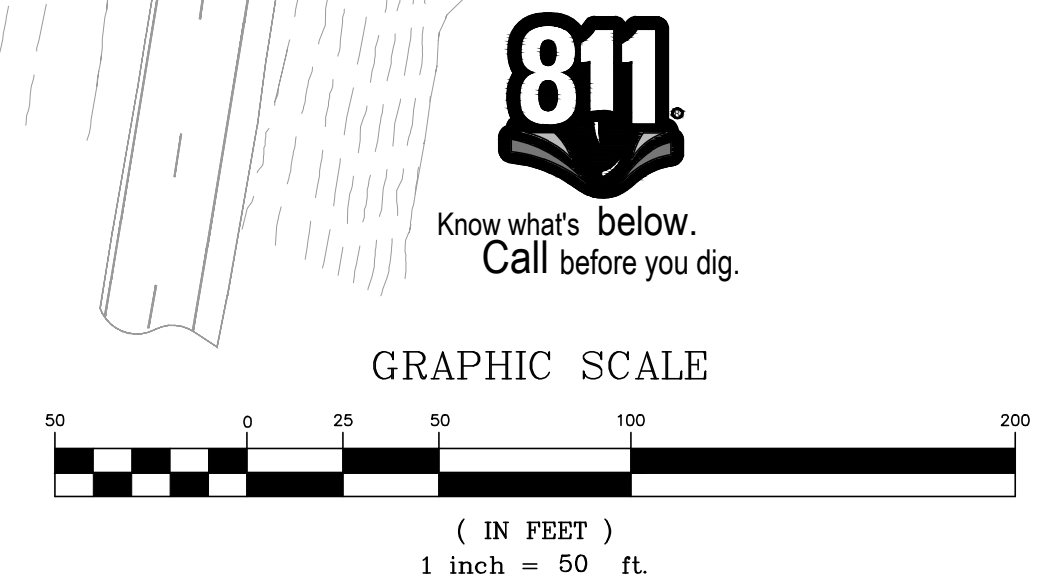
ZONING: R-I (RESIDENTIAL)

Lot Area  
276,594 Sq.Ft.  
6.35 Acres



- PARCEL NUMBER: 12025 000036
- PARCEL AREA: 6.35 ACRES, 276,594 SF
- CURRENT ZONING: AR-III (AGRICULTURAL RESIDENTIAL - III)  
PROPOSED ZONING: S-S (SUBURBAN SHOPPING DISTRICT)
- DISTRICT: 12TH
- LAND LOT: 25
- SURVEY OBTAINED FROM W.L.B ASSOCIATES, INC  
349 CHERYL COURT, JONESBORO, GA 30238
- ALL CONTRACTORS UTILIZING THIS PLAN SET AND THE INFORMATION CONTAINED THEREON SHOULD CALL 1800-282-7411 3 DAYS BEFORE BEGINNING CONSTRUCTION.
- 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
- MIN LOT AREA: 15,000 SF
- MIN LOT FRONTAGE: 100
- MINIMUM FRONT YARD SETBACK: 30 FEET
- MINIMUM SIDE YARD SETBACK: 20 FEET
- MINIMUM REAR YARD SETBACK: 10 FEET
- PARKING REQUIREMENT:  
CONVENIENCE STORE WITH FUELING STATION: MINIMUM REQUIRED 1 SPACE PER 200 SF  
16 SPACES PROVIDED  
16 SPACES REQUIRED
- RESTAURANT: 9.5 SPACES PER 1,000 SF  
43 SPACES PROVIDED  
38 SPACES REQUIRED
- GROCERY STORE: 1 SPACE PER 200 SF  
79 SPACES PROVIDED  
55 SPACES REQUIRED
- PUBLIC WATER SERVICE WILL BE PROVIDED TO THE PROPERTY BY THE CITY OF GAINESVILLE.
- SEWER/SEWAGE WILL BE HANDLED ON SITE BY A SEPTIC SYSTEM.

QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	ROOT	REMARKS
<b>TREES</b>							
22	Cedrus deodara	Deodar Cedar	4-7'	4' min	2"-2.25"	B&B	Straight Trunk, Well Branched
58	Pinus thunbergii	Black Pine	4-7'	4' min	2"-2.25"	B&B	Straight Trunk, Well Branched
62	Pinus virginiana	Virginia Pine	4-7'	4' min	2"-2.25"	B&B	Straight Trunk, Well Branched
<b>142</b>	<b>TREE TOTAL</b>						<b>TREE UNIT TOTAL</b>



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

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

#	DATE	REVISION DESCRIPTION

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SHEET DESCRIPTION:  
**PRELIMINARY BUFFER PLAN**  
LOCATION:  
4053 CLEVELAND HWY  
GAINESVILLE, GA 30506

CHECKED BY:  
RC

DRAWN BY:  
RC

CIVIL

JOB NO: SHEET  
##### L.1

DATE:  
3/3/2023

NOT RELEASED FOR CONSTRUCTION