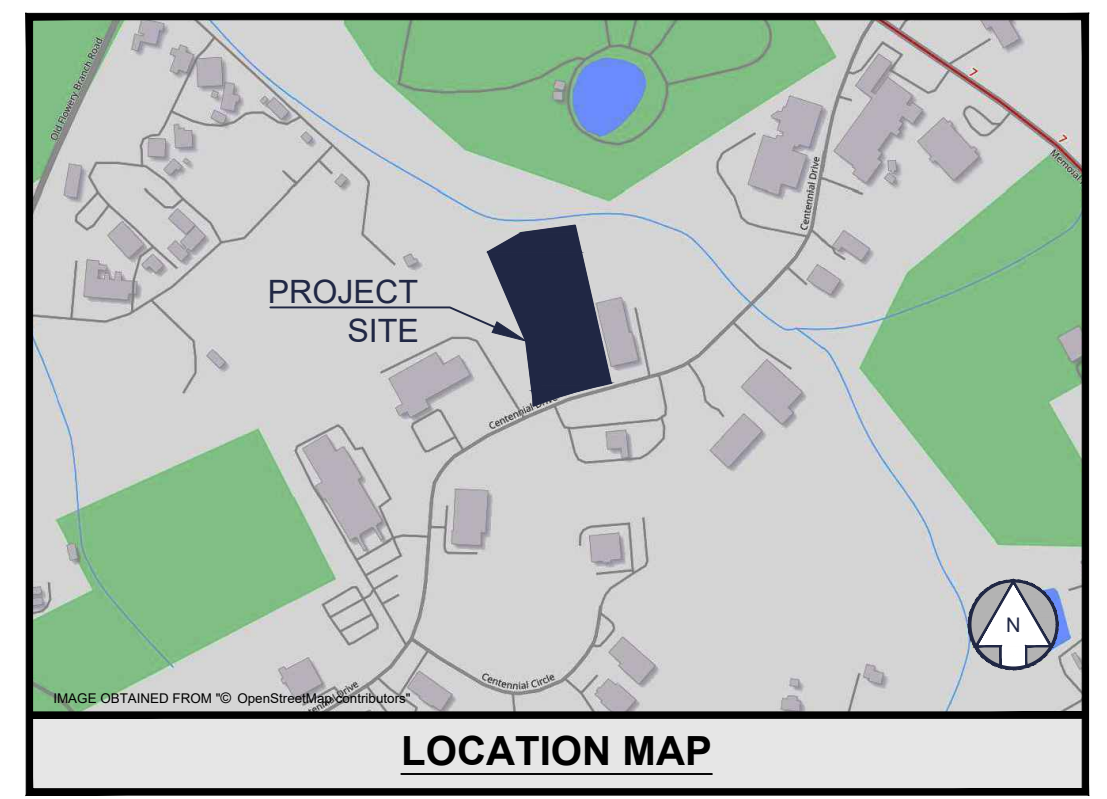


IMPERVIOUS CALCULATIONS

EXISTING CONDITION:	PERVIOUS (SF)	IMPERVIOUS (SF)
EXISTING CONDITION:	4.17 A.C. (100%)	0.00 A.C. (0%)
PROPOSED CONDITION:	2.70 (65%)	1.47 (35%)



PREPARED IN THE OFFICE OF:

GASKINS + LECRAW

© 2023 GASKINS + LECRAW, INC.
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
FAX - 770.441.0298
www.gaskinslecrow.com
PEF008127

REVISIONS:

NO.	DATE	BY	REVISION

SITE SUMMARY

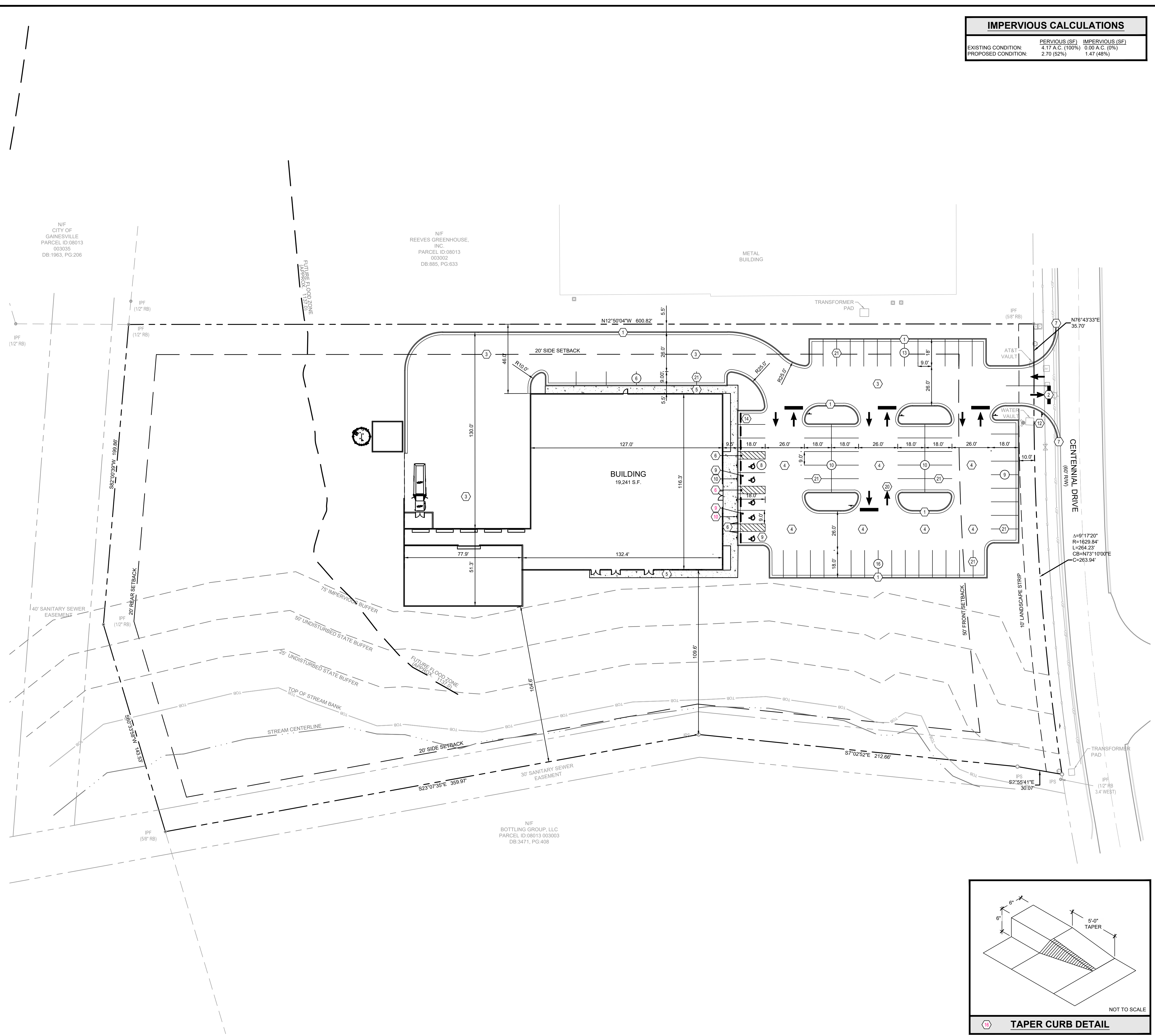
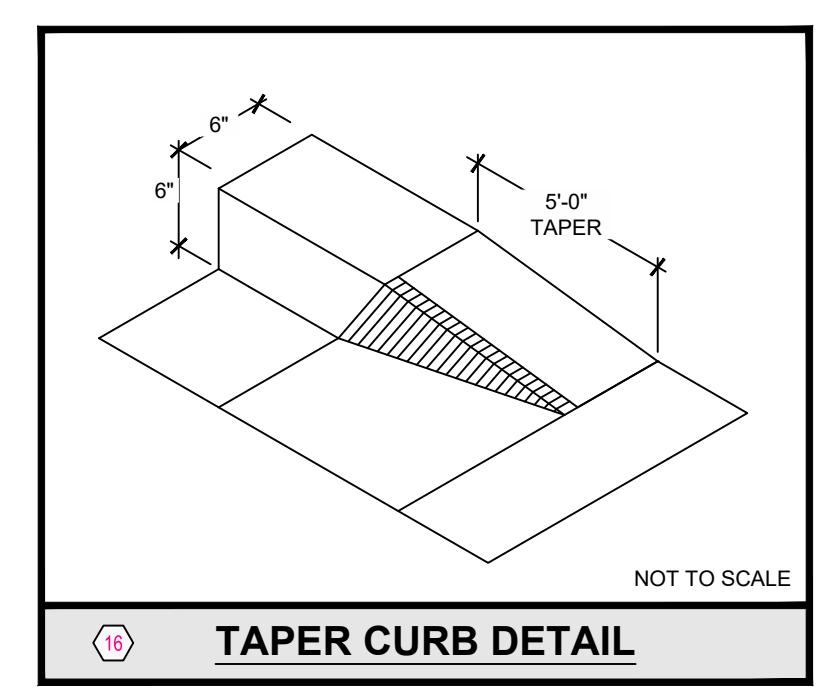
SITE AREA	
SITE AREA:	4.17 ACRES (181,819 S.F.)
IMPERVIOUS AREA:	64,033 S.F. (35%)
PERVIOUS AREA:	117,612 S.F. (65%)
ZONING CLASSIFICATION	
JURISDICTION:	HALL COUNTY
ZONING:	I (LIGHT INDUSTRIAL)
ADJACENT ZONING:	I & R-I (GAINESVILLE)
BUILDING SETBACKS	
FRONT:	50' (GREATER OF 75' C.L. OR 50' P.L.)
SIDE:	20'
REAR:	20'
BUILDING SUMMARY	
BUILDING AREA:	19,241 S.F.
BUILDING COVERAGE:	10.6%
PARKING SUMMARY	
PARKING REQ.:	1.6 SPACES / 1,000 S.F.
	60 SPACES
PARKING PROV.:	2.4 SPACES / 1,000 S.F.
	92 SPACES
STANDARD STALL DIMENSIONS:	9' x 18'
MIN. DRIVE WIDTH:	26'

KEY NOTES

- 24" CURB & GUTTER, SEE SHEET C-7.0 FOR DETAIL
- 24" WHITE STOP BAR, SEE SHEET C-7.0 FOR DETAIL
- HEAVY DUTY PAVEMENT, SEE SHEET C-3.0 FOR PAVEMENT SPECIFICATIONS
- STANDARD DUTY PAVEMENT, SEE SHEET C-3.0 FOR PAVEMENT SPECIFICATIONS
- 5' CONCRETE SIDEWALK, SEE SHEET C-7.0 FOR DETAIL
- GDOT STANDARD ADA RAMP WITH DETECTABLE WARNING, SEE SHEET C7.1 FOR DETAIL
- CONTRACTOR TO TIE INTO AND MATCH EXISTING CURB & GUTTER
- LANDSCAPE AREA, SEE SHEET L-1.0 FOR LANDSCAPE PLANTING DESIGN
- ADA PARKING AREA, SEE SHEET C-7.0 FOR DETAIL(S)
- ADA PARKING SIGN, SEE SHEET C-7.0 FOR DETAIL
- DUMPSTER ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS
- STOP SIGN (R-1), SEE SHEET C-7.0 FOR MOUNTING DETAIL
- DO NOT ENTER SIGN (R-5), SEE SHEET C-X-X FOR MOUNTING DETAIL
- CONCRETE WHEEL STOP PLACED 2" FROM FACE OF CURB OR SIDEWALK, SEE SHEET C-7.0 FOR DETAIL
- GDOT REQUIRED CONCRETE APRON, SEE SHEET C-X-X FOR DETAIL(S) AND PAVEMENT SPECIFICATIONS
- TAPER CURB FROM 6" TO 0" OVER 5'
- SIDEWALK TO BE FLUSH WITH PAVEMENT
- CONCRETE FLUME (WIDTHS MAY VARY)
- CONCRETE TRANSFORMER PAD PER UTILITY OWNER'S REQUIREMENTS
- TYPICAL PAVEMENT MARKINGS, SEE SHEET C-7.1 FOR DETAILS
- 4" WIDE SINGLE SOLID WHITE LINE (SSWL)
- 4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)

GENERAL SITE NOTES

- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- BOUNDARY & TOPOGRAPHIC SURVEY BY KEYSTONE LAND SURVEYING, INC. DATED NOVEMBER 16, 2021, LAST REVISED OCTOBER 3, 2022. BENCHMARK IS NOTED ON SURVEY.
- FLOOD PLAIN IS PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13139C0186G, DATED APRIL 4, 2018.
- 1) HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
- ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
- NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION.
- LANDSCAPE PLAN MEETING THE HALL COUNTY TREE OR ORDINANCE WILL BE PERMITTED WITH THE LAND DISTURBANCE PERMIT. THIS PLAN WILL INCLUDE LOW LEVEL, NON-SPILL LIGHTING.
- A LIGHTING PLAN MEETING THE HALL COUNTY LIGHTING ORDINANCE WILL BE PERMITTED WITH THE LAND DISTURBANCE PERMIT. THIS PLAN WILL INCLUDE LOW LEVEL, NON-SPILL LIGHTING.



CLIENT: **BDJ CONSULTING, INC.**
PROJECT: **VITAL FOODS - GAINESVILLE**
2196 CENTENNIAL DRIVE
PARCEL 08013003033
GAINESVILLE, HALL COUNTY, GEORGIA

SEAL:
PRELIMINARY
1/10/2023

CALL BEFORE YOU DIG
811
Know what's below.
Call before you dig.

SCALE & NORTH ARROW:
NORTH ARROW
SCALE: 1"=30'
DESIGN INFO:
DRAWN BY: MAT
DESIGNED BY: MAT
REVIEWED BY: TKS
JOB #: 358001
DATE: ---
SITE PLAN
C-3.0

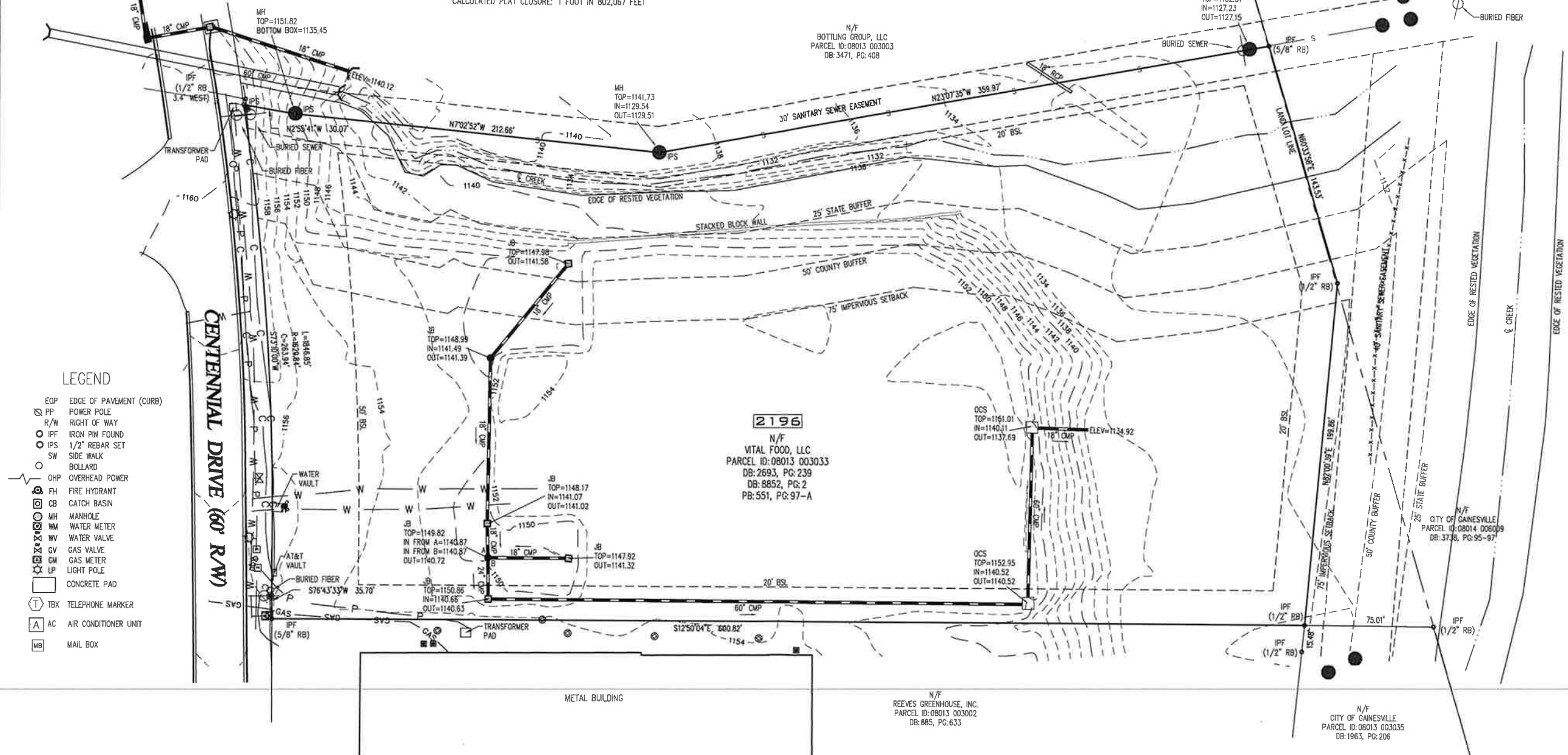
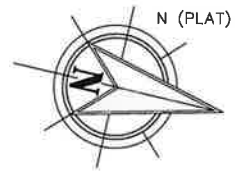
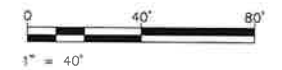
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GENERAL NOTES:
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4: No Geodetic monuments were found within 500 feet of this site.
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

FIELD DATA:
 DATE OF FIELD SURVEY 11-2-21, 11-8-21, 6-7-22, 7-8-22 & 9-21-22.
 THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.00 FEET.
EQUIPMENT:
 ELECTRONIC TOTAL STATION AND NETWORK GPS
 GPS RECEIVER: CHAMPION INSTRUMENTS, PRO, SN:1033458,
 NETWORK: eGPSVRS
 TOTAL AREA: 181,817 SQ FT, 4.174 AC
 CALCULATED PLAT CLOSURE: 1 FOOT IN 802,067 FEET

SURVEY DATA:
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 2693 PG 239, DB 8852 PG 2
 PROPERTY OWNER AT TIME OF SURVEY: VITAL FOOD, LLC
 PARCEL NUMBER: 08013 003033
 REFERENCE: PLAT BOOK 551 PG 97A
 DEED BOOK 2693 PG 239
 DEED BOOK 8852 PG 002
 FLOOD HAZARD NOTE: THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF HALL COUNTY, GEORGIA 13139CD1886 EFFECTIVE DATE APRIL 4, 2018

HALL COUNTY
 ZONING: I-1 (LIGHT INDUSTRIAL)
 FRONT SETBACK - 75' FROM CENTER LINE OF ROAD OR 50' FROM PROPERTY LINE, WHICHEVER IS GREATER
 SIDE SETBACK - 20'
 REAR SETBACK - 20'



LEGEND

EOP	EDGE OF PAVEMENT (CURB)
PP	POWER POLE
R/W	RIGHT OF WAY
IPF	IRON PIN FOUND
IPS	1/2" REBAR SET
SW	SIDE WALK
BOLLARD	BOLLARD
OHP	OVERHEAD POWER
FH	FIRE HYDRANT
CB	CATCH BASIN
MH	MANHOLE
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
GM	GAS METER
LP	LIGHT POLE
CONCRETE PAD	CONCRETE PAD
TBX	TELEPHONE MARKER
AC	AIR CONDITIONER UNIT
MB	MAIL BOX

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set for in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67.

REVISIONS

Date	Description	By
6-3-22	ADDED STREAM BUFFERS	JTF
7-14-22	ADD STORM AND SEWER INVERTS	JTF
10-3-22	LOCATE ADDITIONAL CREEK FOR BUFFERS	JTF

KEYSTONE LAND SURVEYING, INC.
 182 E. CROGAN ST.
 SUITE F
 LAWRENCEVILLE, GEORGIA
 770.545.8700
 www.keystonelandsurveying.com

BOUNDARY SURVEY FOR
 ELISA IDORO
 2196 CENTENNIAL DRIVE, GAINESVILLE, GEORGIA 30504

FOR KEYSTONE LAND SURVEYING, INC.

Date:	11-16-21
Scale:	1" = 40'
Client:	ELISA IDORO
Drawn By:	JTF
Sheet 1 of 1	

LAND LOT 13 - 8TH DISTRICT, HALL COUNTY, GEORGIA