

GENERAL NOTES:

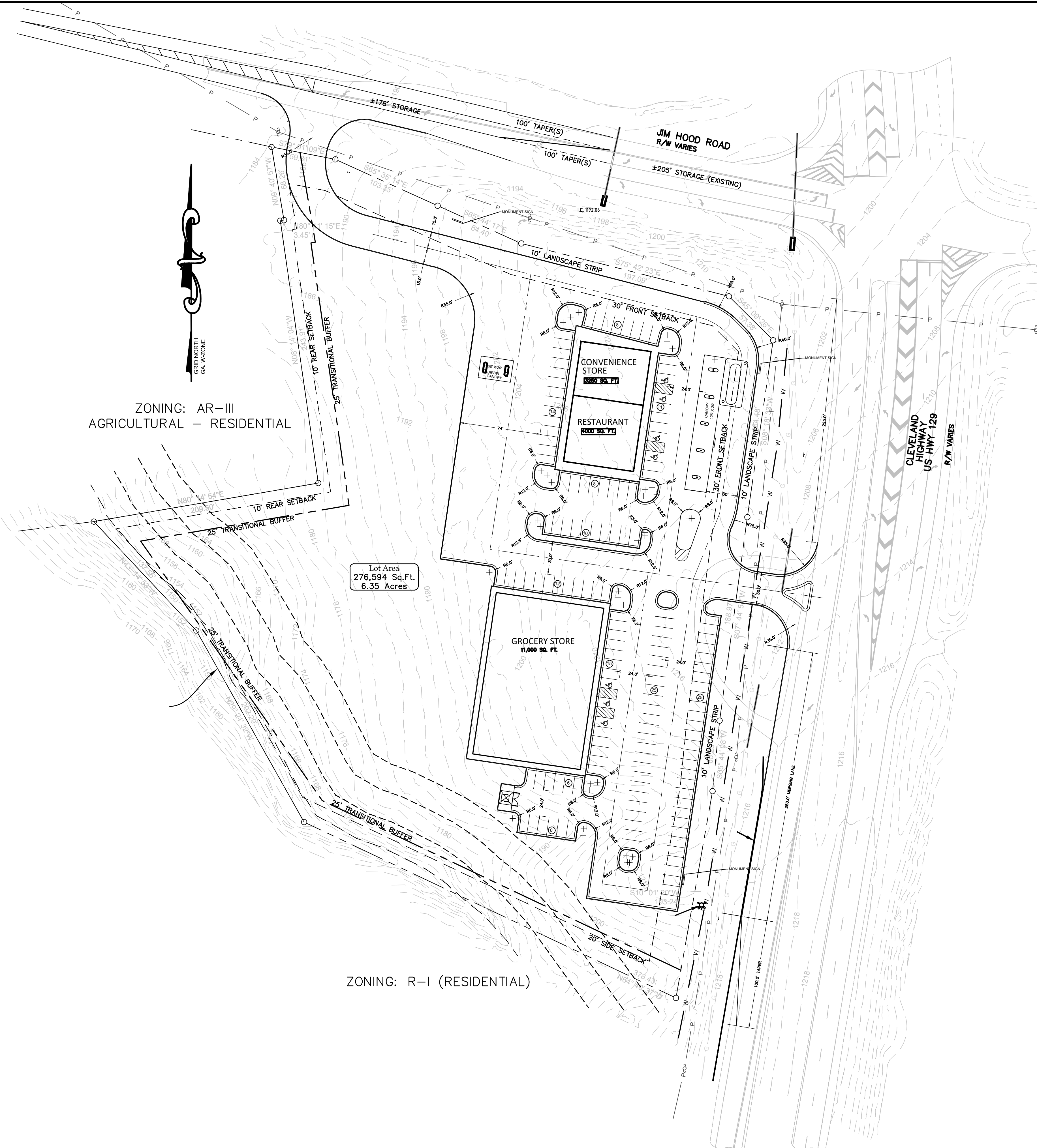
OWNER: RAJ UMANI
PHONE:

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

ENGINEER: PLAND ENGINEERING AND ARCHITECTURE
CONTACT: RYAN D. JONES, P.E.
PHONE: 309-453-4073

SITE ADDRESS: 4053 CLEVELAND HWY
GAINESVILLE, GA 30506

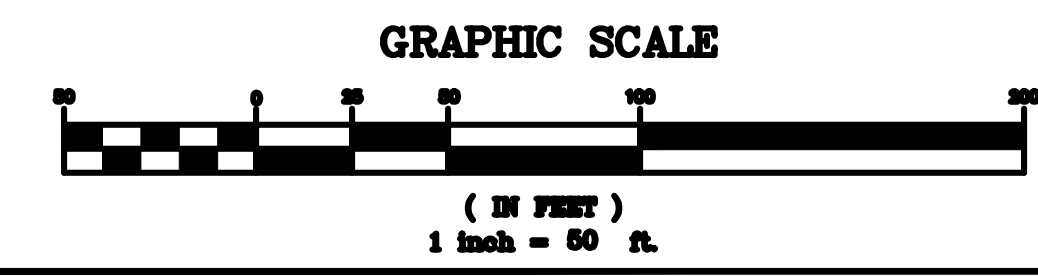
- PARCEL NUMBER: 12025 000036
- PARCEL AREA: 6.35 ACRES, 276,594 SF
- CURRENT ZONING: AR-III (AGRICULTURAL RESIDENTIAL - III)
PROPOSED ZONING: S-S (SUBURBAN SHOPPING DISTRICT)
- DISTRICT: 12TH
- LAND LOT: 25
- SURVEY OBTAINED FROM W.L.B ASSOCIATES, INC
349 CHERYL COURT, JONESBORO, GA 30238
- ALL CONTRACTORS 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, SPACES PROVIDED 16 SPACES, 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.



ZONING: AR-III
AGRICULTURAL - RESIDENTIAL

ZONING: R-1 (RESIDENTIAL)

Lot Area
276,594 Sq.Ft.
6.35 Acres



VICINITY MAP:

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

pland
ENGINEERING & ARCHITECTURE
6075 BARFILED ROAD
SANDY SPRINGS, GA 30328
DIRECT: 309-453-4073
ryan@getpland.net
www.getpland.net

#	DATE	REVISION DESCRIPTION	BY

CONTRACTOR NOTES: THIS PLAN SET AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF PLAND ENGINEERING AND ARCHITECTURE, INC. AND IS NOT TO BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF PLAND ENGINEERING AND ARCHITECTURE, INC. ALL MEASUREMENTS AND DIMENSIONS SHOWN ON THIS PLAN SET ARE THE RESULT OF FIELD SURVEYING AND THE FIELD PERFORMANCE AND COMPLIANCE OF THE REQUIREMENTS OF THE CONTRACT ON THE BASIS OF THE GENERAL INFORMATION AND CONDITIONS OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND DIMENSIONS SHOWN ON THIS PLAN SET AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

SHEET DESCRIPTION:
PRELIMINARY SITE PLAN

LOCATION:
4053 CLEVELAND HWY
GAINESVILLE, GA 30506

CHECKED BY:
RC

DRAWN BY:
RC

CIVIL

JOB NO:
#####

SHEET
C.1

DATE:
3/3/2023

NOT RELEASED FOR CONSTRUCTION

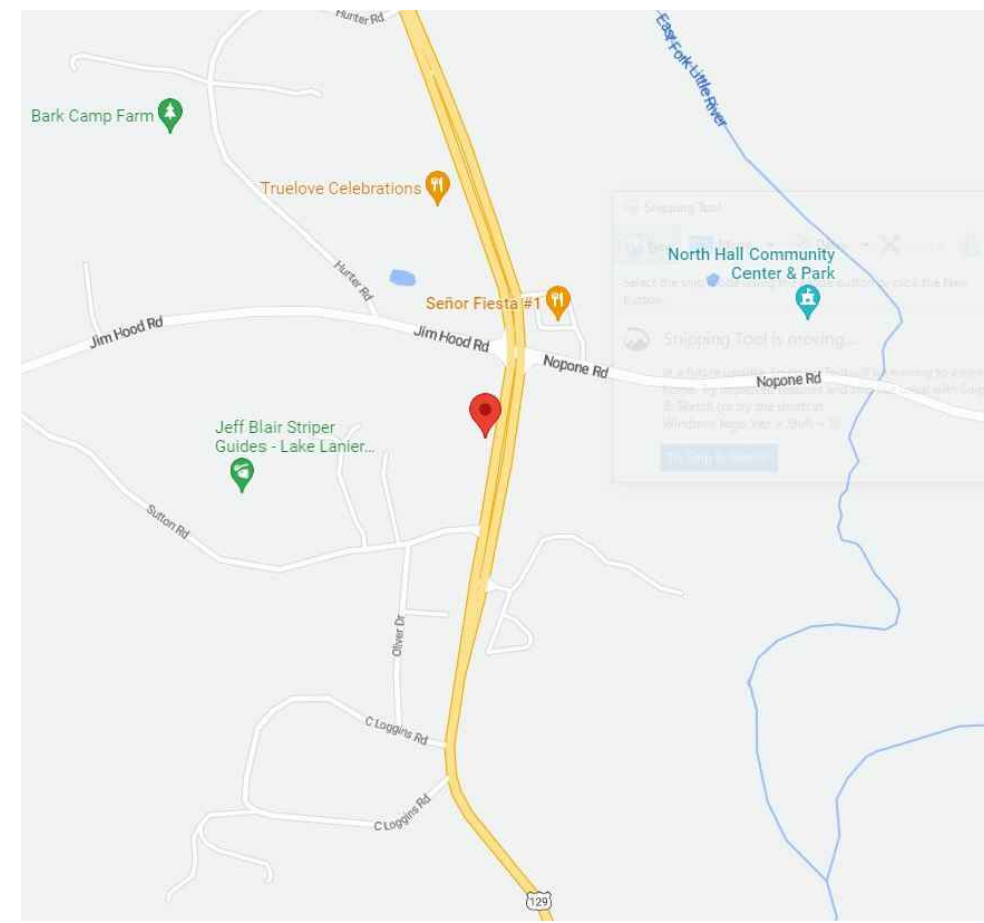
GENERAL NOTES:

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:

- 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
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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 SET BACK: 30 FEET
- MINIMUM SIDE YARD SETBACK: 20 FEET
- MINIMUM REAR YARD SETBACK: 10 FEET
- PARKING REQUIREMENT:
CONVENIENCE STORE WITH FUELING STATION:

MINIMUM REQUIRED	SPACES PROVIDED
1 SPACE PER 200 SF	16 SPACES
16 SPACES REQUIRED	

RESTAURANT:

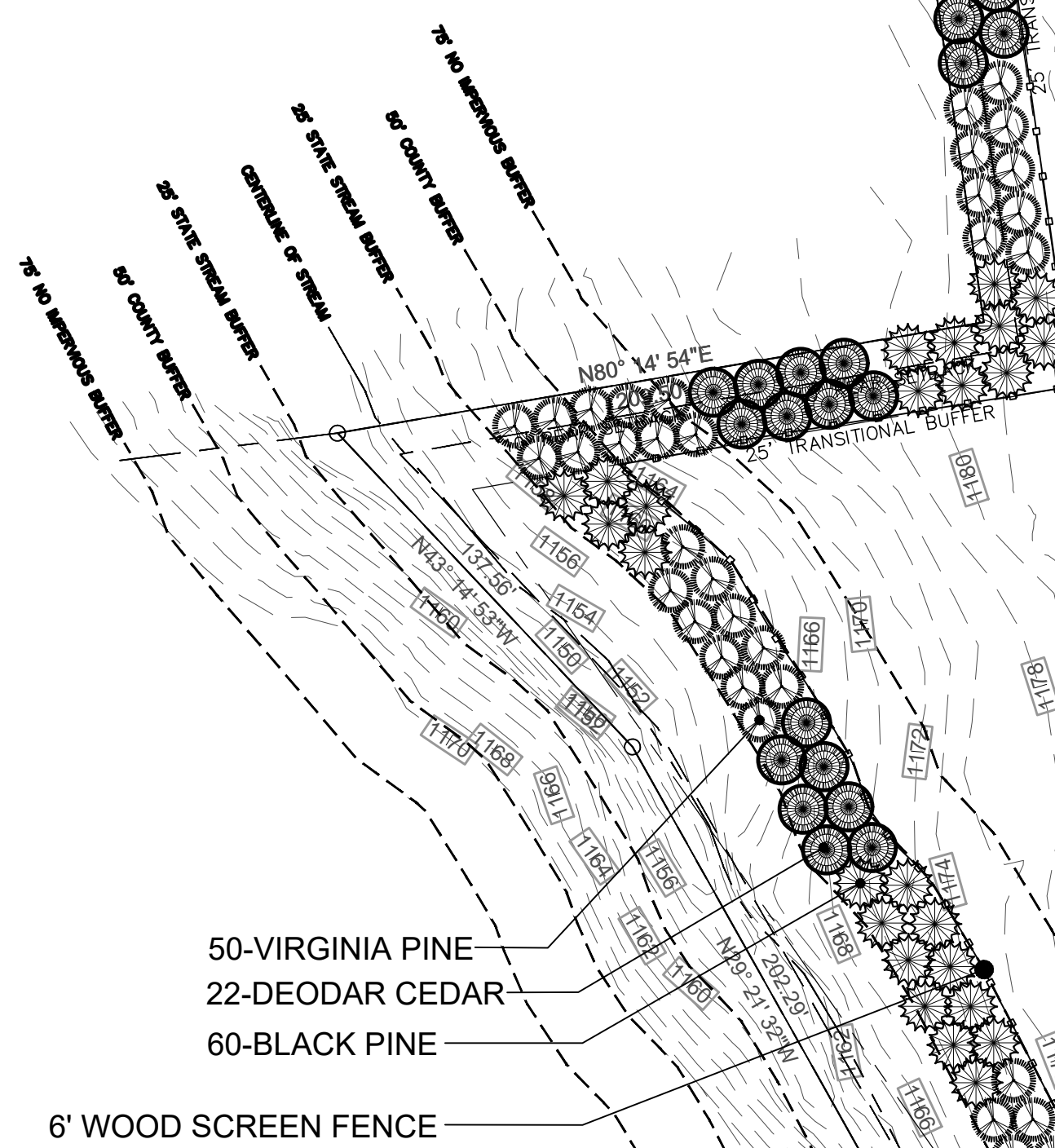
9.5 SPACES PER 1,000 SF	43 SPACES PROVIDED
38 SPACES REQUIRED	

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.

ZONING: AR-III
AGRICULTURAL - RESIDENTIAL

6' WOOD SCREEN FENCE



6' WOOD SCREEN FENCE

ZONING: R-I (RESIDENTIAL)

Lot Area
276,594 Sq.Ft.
6.35 Acres

QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	ROOT	REMARKS
TREES							
22	Cedrus deodara	Deodar Cedar	4-7'	4' min	2"-2.25"	B&B	Straight Trunk, Well Branched
50	Pinus thunbergii	Black Pine	4-7'	4' min	2"-2.25"	B&B	Straight Trunk, Well Branched
60	Pinus virginiana	Virginia Pine	4-7'	4' min	2"-2.25"	B&B	Straight Trunk, Well Branched
132	TREE TOTAL						TREE UNIT TOTAL



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

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

#	DATE	REVISION DESCRIPTION

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SHEET DESCRIPTION:
BUFFER LANDSCAPE 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