

PROJECT INFORMATION:
 CURRENTLY, PARCEL 08027 00010 CONTAINS THREE STRUCTURES AND A FOUNDATION AND IS MOSTLY WOODED. THE PARCEL IS CURRENTLY ZONED S-S. PARCEL 08027 00011 IS UNDEVELOPED WOODLAND. THE PROPOSED DEVELOPMENT INCLUDES A CONVENIENCE STORE WITH 12 FUEL PUMPS, THREE RETAIL SPACES, PARKING, STORMWATER MANAGEMENT AND ANY OTHER NECESSARY IMPROVEMENTS. THE INTENT OF THIS PLAN IS TO PROVIDE A CONCEPTUAL LAYOUT FOR THE PURPOSE OF REZONING PARCEL 08027 00011 TO S-S AND OBTAIN CONDITIONAL USE APPROVAL FOR A GAS STATION ON BOTH PARCELS.

ADDRESS: 2860 ATLANTA HIGHWAY, GAINESVILLE, GA 30504
 PARCELS: 08027 00010 & 08027 00011
 JURISDICTION: HALL COUNTY
 TOTAL AREA= 3.73 ACRES

BOUNDARY INFORMATION FROM PLAT OF SURVEY FOR KARAN SINGH COMPLETED BY DAVIS ENGINEERING AND SURVEYING LLC.

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVE GROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

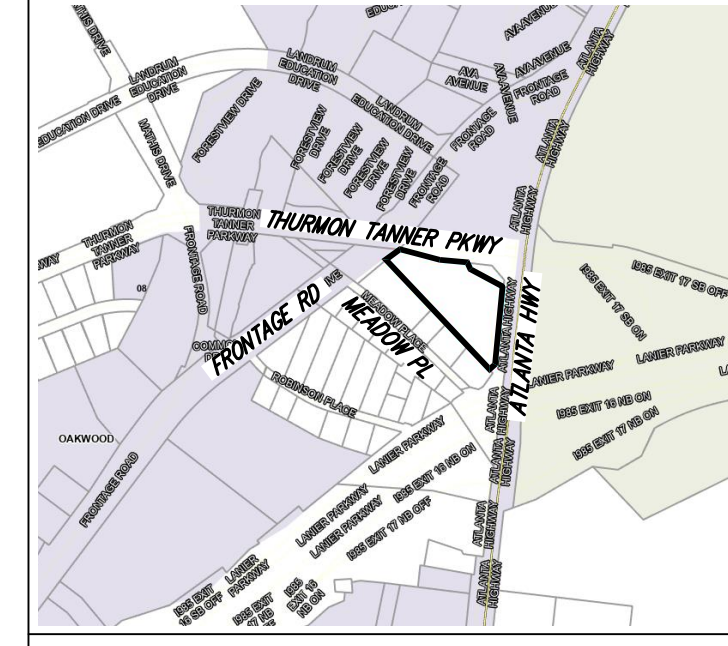
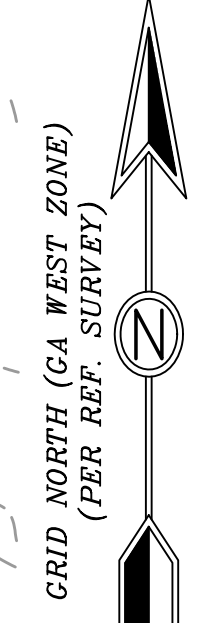
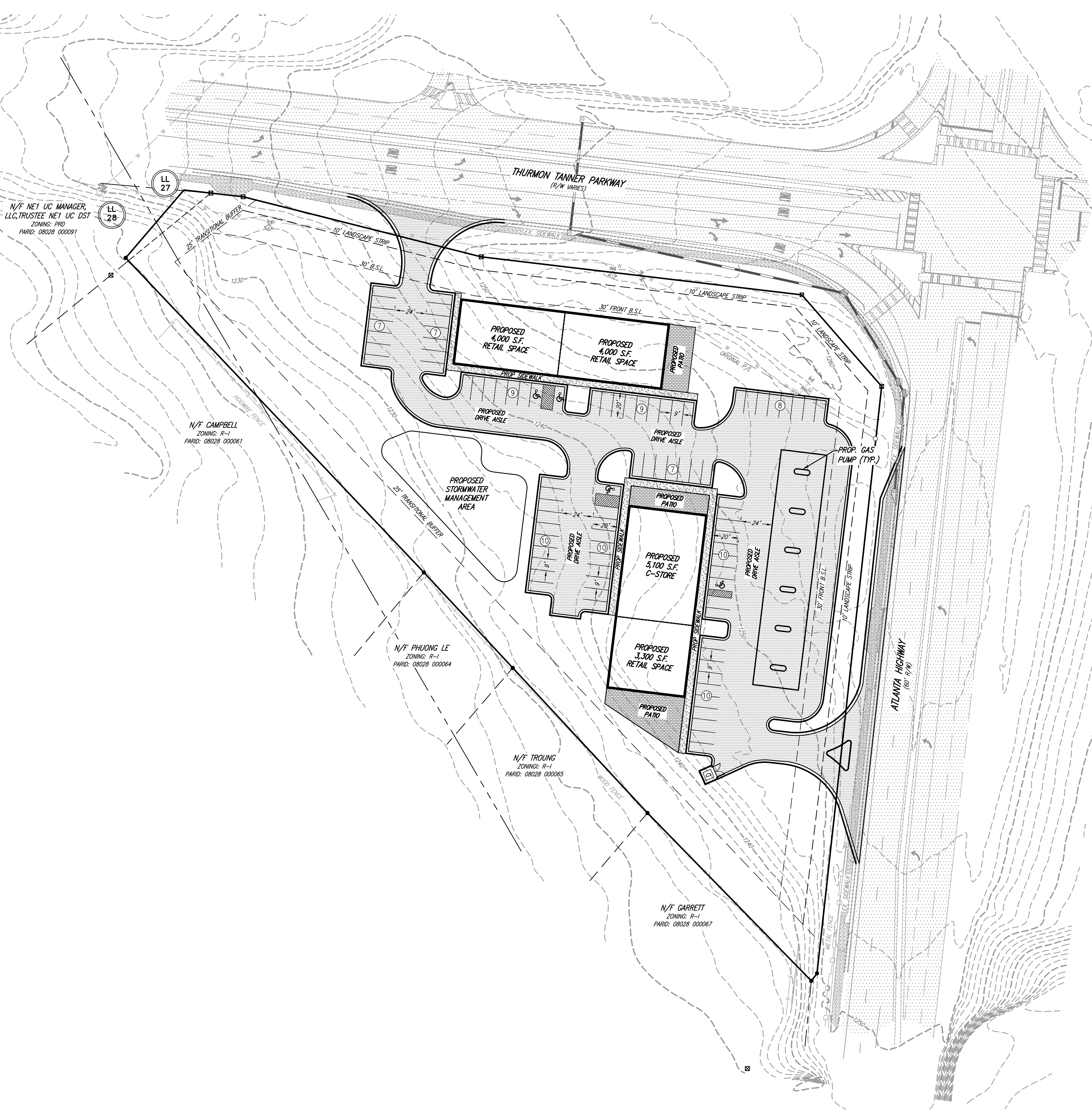
TOPOGRAPHIC DATA OBTAINED FROM HALL COUNTY GIS DEPARTMENT. CONTOUR INTERVAL: 2'

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13139C0301G, DATED 4/4/2018.

ZONING: SUBURBAN SHOPPING DISTRICT (S-S) GATEWAY CORRIDORS OVERLAY DISTRICT
 MINIMUM LOT SIZE: 15,000 S.F.
 MINIMUM FRONTAGE: 100' (500' FRONTAGE REQUIRED ALONG PROPERTIES ACCESSING DIVIDED FOUR-LANE HIGHWAYS)
 BUILDING SETBACKS:
 FRONT: 30'
 SIDE: 20'
 REAR: 10'
 BUFFER ADJACENT TO RESIDENTIAL: 25'

PARKING CALCULATIONS:
 PARKING USE: RETAIL SALES AND/OR SERVICE
 1 SPACE PER 200 S.F. OF SALES AND/OR SERVICE AREA REQUIRED
 16,400 S.F. TOTAL BUILDING AREA / 200 S.F./SPACE = 82 SPACES

PARKING PROVIDED: 87 TOTAL SPACES PROVIDED
 83 STANDARD SPACES
 4 HANDICAP SPACES



LOCATION MAP
N.T.S.

OWNER/DEVELOPER
 KARAN SINGH
 325 CROOKED STICK DR
 ALPHARETTA, GA 30004
 (404) 403-8267

24-HOUR CONTACT
 KARAN SINGH
 (404) 403-8267
 karansingh12121@gmail.com

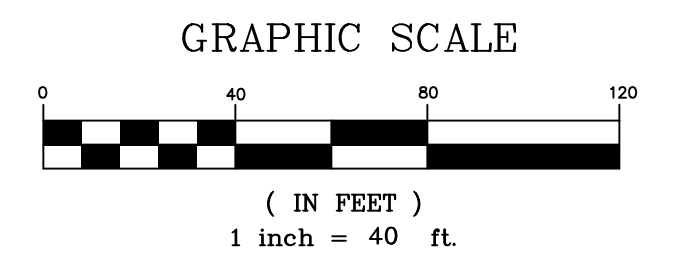
LEGEND			
○	POWER POLE (PP)	C&G	CURB AND GUTTER
HP	HIGH POINT	IP	IRON PIN
DI	DROP INLET	P/L	PROPERTY LINE
JB	JUNCTION BOX	F.E.S.S.	FLARED END SAFETY SECTION
OCS	OUTLET CONTROL STRUCTURE	PT	POINT OF TANGENT
DWCB	DOUBLE WING CATCH BASIN	PC	POINT OF CURVATURE
HW	HEADWALL	OCS	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE	ELEV.	ELEVATION
CMP	CORRUGATED METAL PIPE	N/F	NOW OR FORMERLY
HDPE	HIGH DENSITY POLYETHYLENE	R/W	RIGHT OF WAY
USD	UNDERGROUND DETENTION	LLL	LAND LOT LINE
TBM	TEMPORARY BENCHMARK	CONC.	CONCRETE
EX.	EXISTING	INV	INVERT
PROP.	PROPOSED	EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT	TYP.	TYPICAL
WM	WATER METER	— x —	FENCE
LF	LINEAR FEET	— x —	SILT FENCE
DIP	DUCTILE IRON PIPE	— x —	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE	— x —	SOILS
R	RADIUS	— x —	SANITARY SEWER LINE
SF	SQUARE FEET	— x —	BUILDING SETBACK LINE
FFE	FINISH FLOOR ELEVATION	— x —	VEGETATIVE BUFFER
		— x —	WATERLINE

CONCEPTUAL LAYOUT
 KARAN SINGH
 LAND LOT 27
 8th DISTRICT
 HALL COUNTY

DRAWN BY:	NAP
CHECKED BY:	JKD
LAND LOT:	27
DISTRICT:	8TH
SECTION:	-
CITY:	-
COUNTY:	HALL
DATE:	1/18/2024



IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



SHEET NO.
 1 OF 1
 PROJECT NO.
 23-526

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