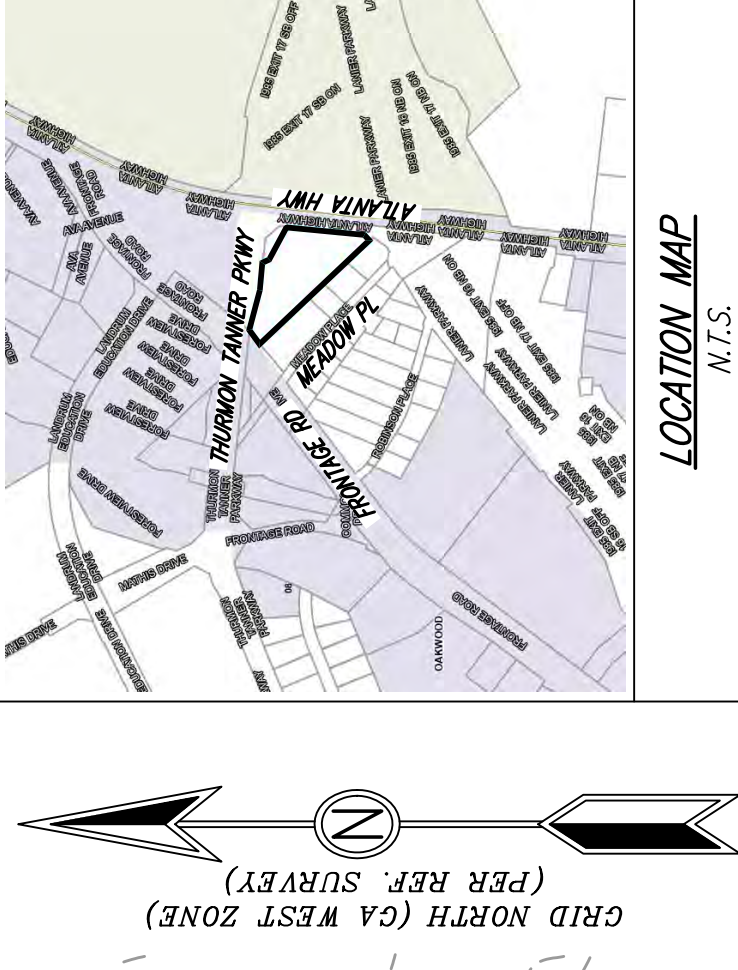


REVISION	DATE	DESCRIPTION
1	1/18/2024	INITIAL SUBMITTAL

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

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

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

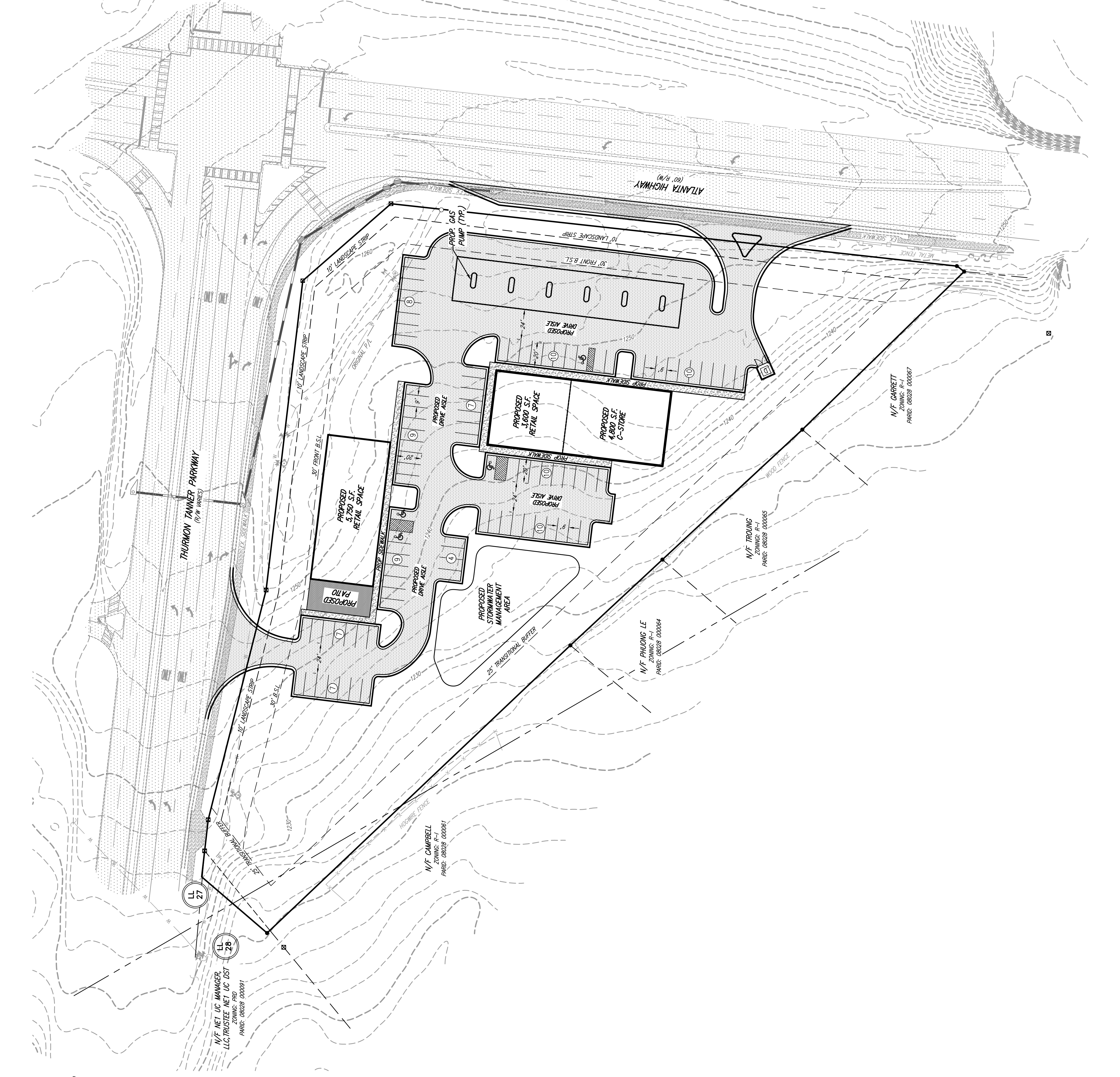


OWNER/DEVELOPER
KARAN SINGH
325 CROOKED STICK DR
ALPHARETTA, GA 30004
(404) 403-8267

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

LEGEND

POWER POLE (PP)	C&G CURB AND GUTTER
HIGH POINT	IP IRON PIN
DRAIN INLET	FL.F.S.S. FLARED END SAFETY SECTION
OUTLET CONTROL STRUCTURE	PC POINT OF CURVAURE
DOUBLE WING CATCH BASIN	OCS OUTLET CONTROL STRUCTURE
HEADWALL	ELEV. ELEVATION
REINFORCED CONCRETE PIPE	N/V NOT TO SCALE
CORRUGATED METAL PIPE	CONC. CONCRETE
HIGH DENSITY POLYETHYLENE	INV. INVERT
TEMPORARY BENCHMARK	EXP. EDGE OF PAVEMENT
EXISTING	TYP. TYPICAL
PROPOSED	PROP. GAS PUMP (TRP.)
FIRE HYDRANT	PROP. FIRE HYDRANT
WATER METER	WM WATER METER
LINEAR FEET	LF LINEAR FEET
DUCTILE IRON PIPE	DIP DUCTILE IRON PIPE
POTENTIAL CHLORIDE	PC POTENTIAL CHLORIDE
SANITARY SEWER LINE	SSL SANITARY SEWER LINE
BUILDING SETBACK LINE	BL BUILDING SETBACK LINE
SQUARE FEET	SF SQUARE FEET
FINISH FLOOR ELEVATION	FEE FINISH FLOOR ELEVATION
	VEGETATIVE BUFFER
	WATERLINE



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 GASOLINE PUMPS, TWO RETAIL SPACES, PARKING, STORMWATER MANAGEMENT, AND ANY OTHER UTILITIES NECESSARY FOR THE PURPOSE OF THE PROPOSED DEVELOPMENT. TO 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

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. 13180C0301G, DATED 4/14/2018.

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
13,400 S.F. TOTAL BUILDING AREA / 200 S.F./SPACE = 67 SPACES

PARKING PROVIDED: 102 TOTAL SPACES PROVIDED
86 STANDARD SPACES
4 HANDICAP SPACES
12 GAS PUMPS



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 UNSATISFACTORY CONDITIONS ARE RESOLVED.

