

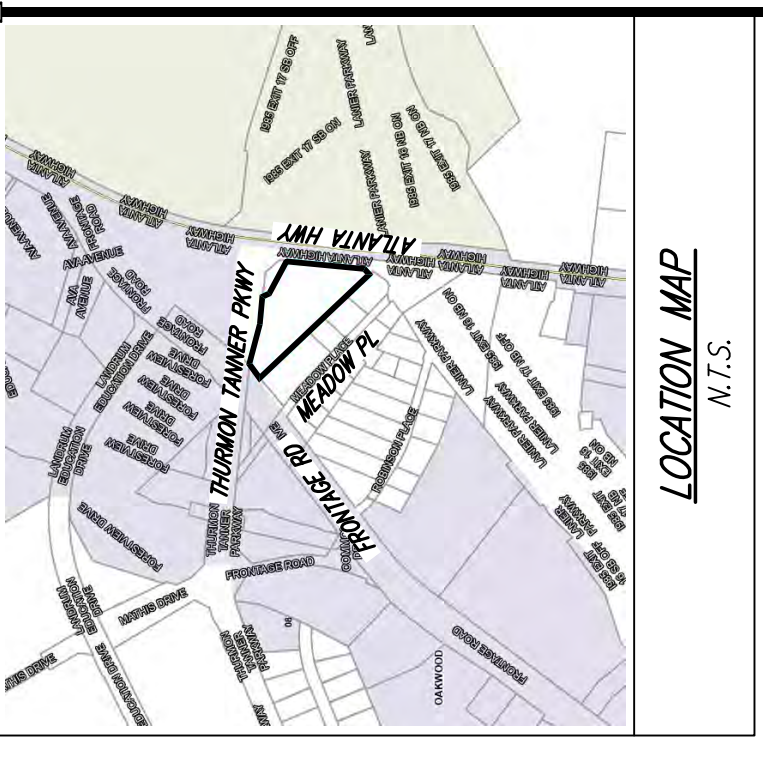
REVISION	DATE	DESCRIPTION
1	1/18/2024	INITIAL SUBMITTAL

CONCEPTUAL LAYOUT

KARAN SINGH
LAND LOT 27
8TH DISTRICT
HALL COUNTY

DRAWN BY:	AMP
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

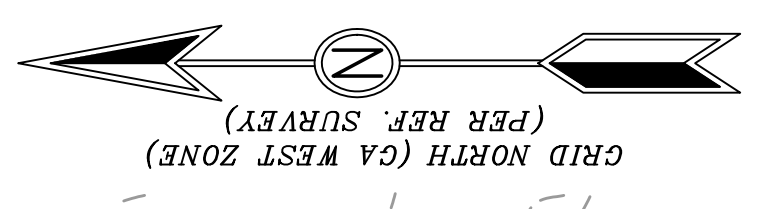


OWNER/DEVELOPER
KARAN SINGH
325 CROOKED STICK DR
ALPHARETTA, GA 30004
(404) 403-8267

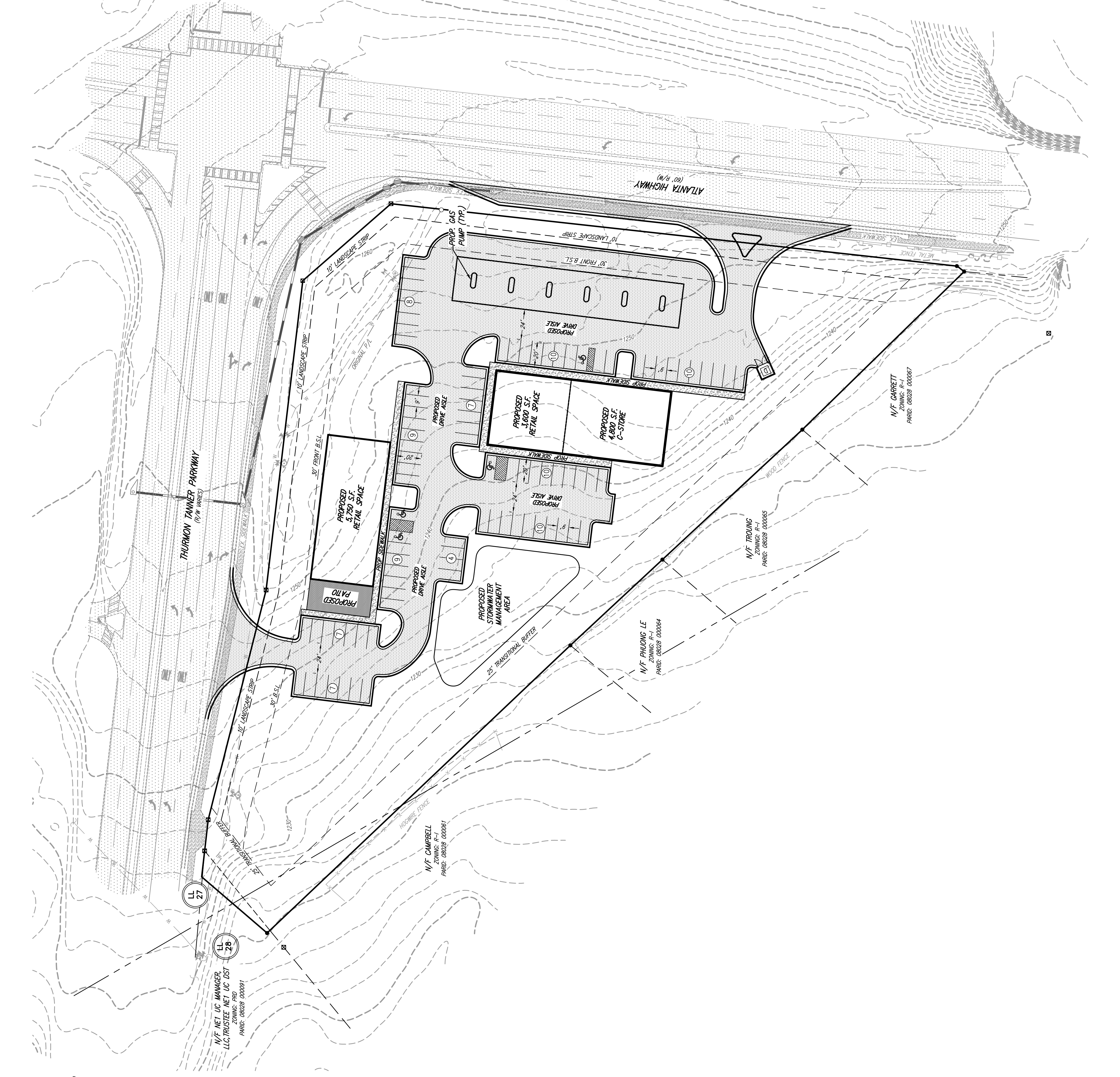
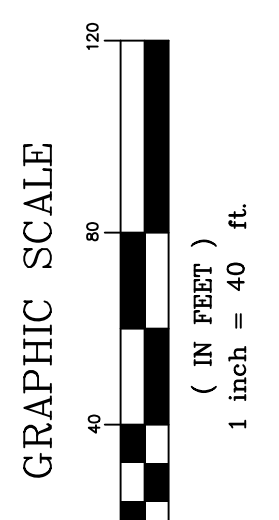
24-HOUR CONTACT
KARAN SINGH
(404) 403-8267
karansingh12121@gmail.com

LEGEND

POWER POLE (PP)	C&G CURB AND GUTTER
HIGH POINT	IP IRON PIPE
DRIP INLET	FL.F.S.S. FLARED END SAFETY SECTION
DRIP INLET BOX	PC POINT OF CURVAURE
OUTLET CONTROL STRUCTURE	PC POINT OF TANGENT
DOUBLE WING CATCH BASIN	OCS OUTLET CONTROL STRUCTURE
HEADWALL	ELEV. ELEVATION
REINFORCED CONCRETE PIPE	N/V NOT TO SCALE
CORRUGATED METAL PIPE	N/V NOT TO SCALE
HIGH DENSITY POLYETHYLENE	LL LAND LOT LINE
TEMPORARY BENCHMARK	CONC. CONCRETE
EXISTING	INV. INVERT
PROPOSED	EDP EDGE OF PAVEMENT
FIRE HYDRANT	TYP. TYPICAL
WATER METER	SILT FENCE
LINEAR FEET	W/LEGO ELECTRIC
DUCTILE IRON PIPE	SOILS
PRECAST CONCRETE	SANITARY SEWER LINE
CONCRETE	BUILDING SETBACK LINE
FINISH FLOOR ELEVATION	VEGETATIVE BUFFER
	WATERLINE



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.



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. THE CONCEPTUAL LAYOUT FOR THE PURPOSE OF THE PROPOSED DEVELOPMENT 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. 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