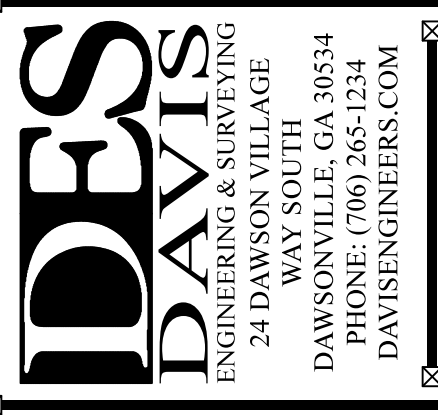


Updated



24 DAWSON VILLAGE
WAY SOUTH
DAYSVILLE, GA 30034
PHONE: (706) 565-1234
DAVISENGINEERS.COM

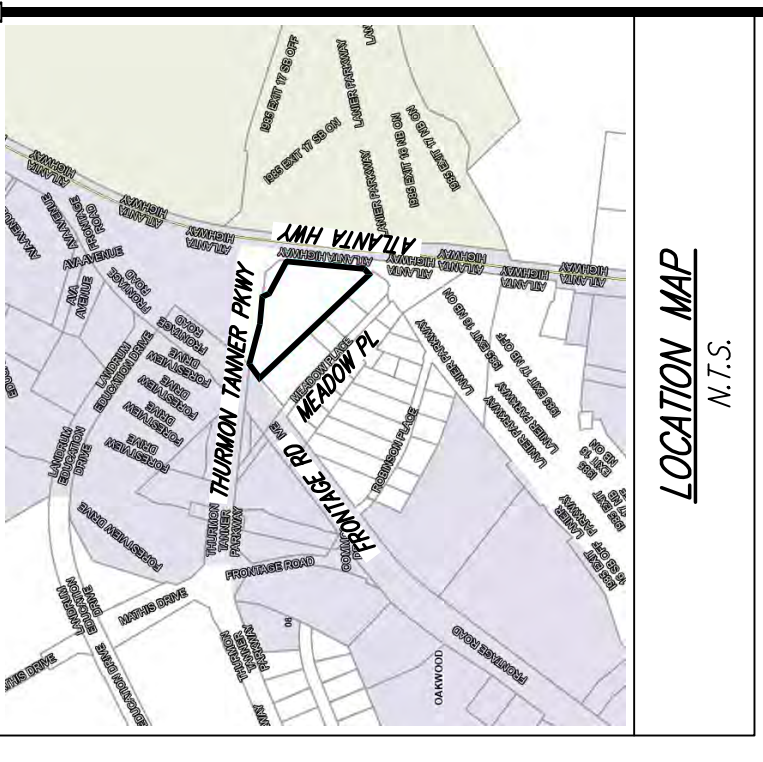
REVISION	DATE	DESCRIPTION
-	1/18/2024	INITIAL SUBMITTAL
-	1/30/2024	REVISIONS PER COUNTY

CONCEPTUAL LAYOUT

KARAN SINGH
8TH DISTRICT
LAND LOT 27
HALL COUNTY

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

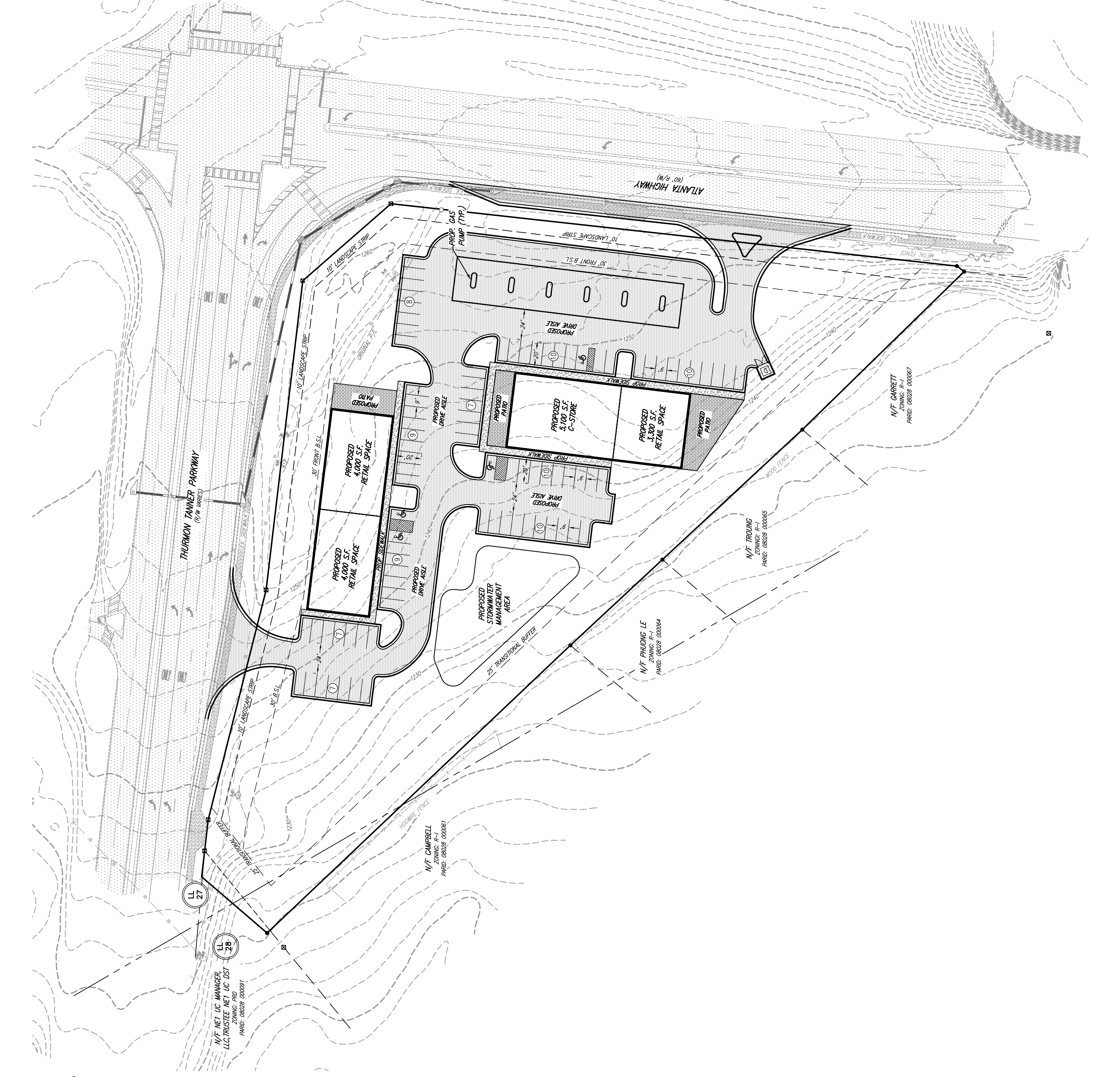
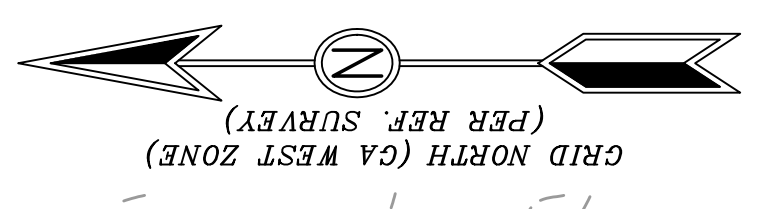
SHEET NO.	1
OF	1
PROJECT NO.	23-526



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 PIN
DRIP INLET	FL
DRIP INLET BOX	F.E.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	N/V NOT TO SCALE
HIGH DENSITY POLYETHYLENE	N/V NOT TO SCALE
TEMPORARY BENCHMARK	LL LAND LOT LINE
EXISTING	CONC. CONCRETE
PROPOSED	INVERT
FIRE HYDRANT	EDP EDGE OF PAVEMENT
WATER METER	TYP. TYPICAL
WATER FEET	FENCE
DUCTILE IRON PIPE	SILT FENCE
POLYETHYLENE GLYCOL	W/LEAD ELECTRIC
SOILS	SAINTARY SEWER LINE
SAINTARY SEWER LINE	BUILDING SETBACK LINE
VEGETATIVE BUFFER	SQUARE FEET
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 FUEL PUMPS, RETAIL SPACES, PARKING, STORMWATER MANAGEMENT, AND ANY OTHER UTILITIES NECESSARY FOR THE PURPOSE OF THE PROPOSED DEVELOPMENT. THE PROPOSED DEVELOPMENT IS BEING SUBMITTED TO THE HALL COUNTY PLANNING DEPARTMENT FOR 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. 13190C0303G, 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
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



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 ANY OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

