

**Evans Design Group, Inc.**  
Civil Engineering/  
Site Planning/  
Land Development Services  
4755 Summer Song Court  
Buford, GA 30519  
(PH) 678.207.6830  
jevans@evansdg.com



**PROJECT NAME**  
**McEVER C-STORE**

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**5820 McEVER RD.**  
**L.I. 119, 8th DIST.**  
**HALL COUNTY GA.**

**DATE:**  
**6/24/22**

**DESIGN BY:** JME  
**DRAWN BY:** JME  
**CHECKED BY:** JME

Not Released For Construction  
 Released For Construction

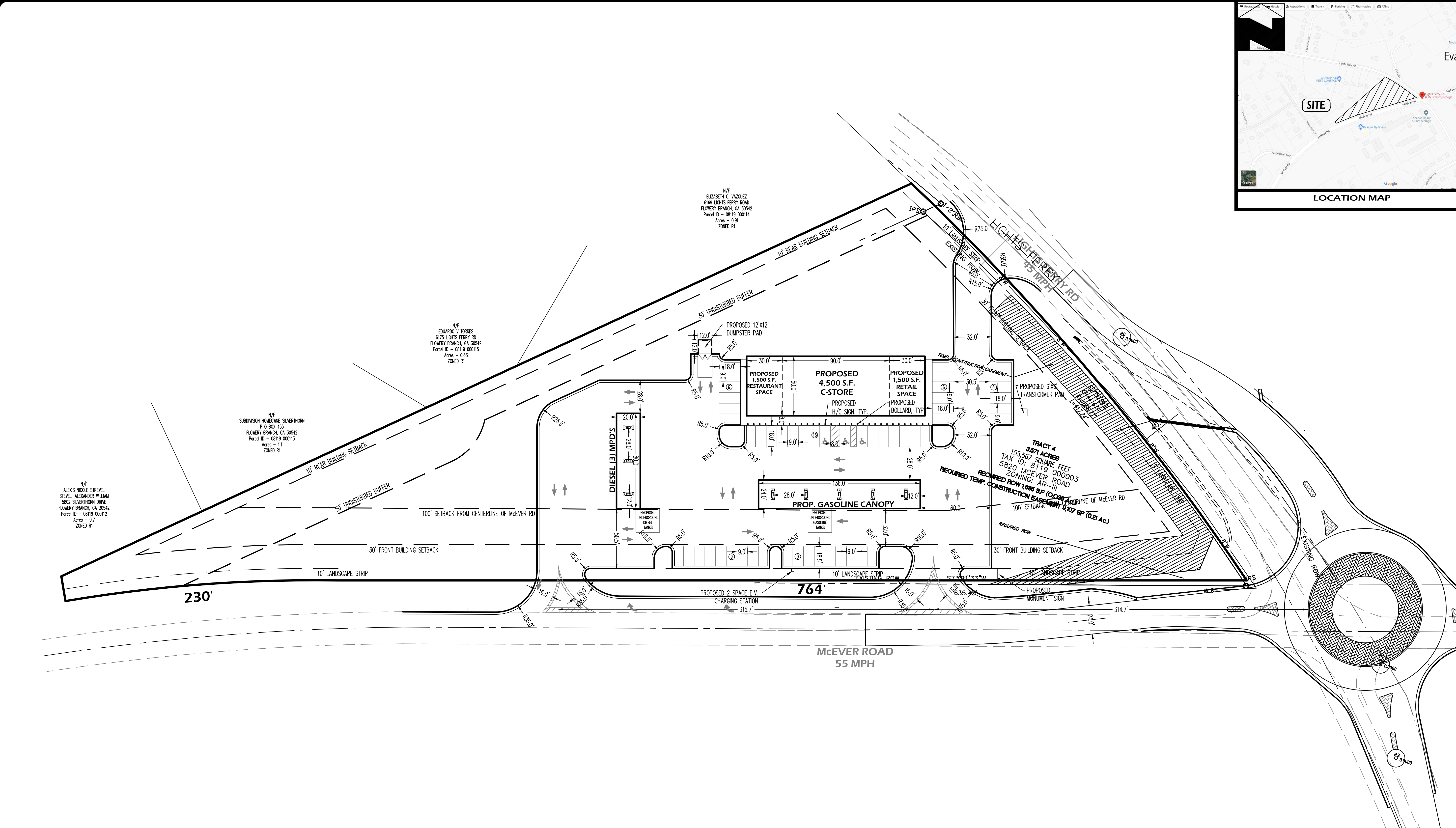


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**REVISIONS**


**JOB NUMBER:**  
**22-031**

**SHEET TITLE**  
**SITE PLAN**  
**C-4**



**GEORGIA811**  
Utilities Protection Center, Inc.  
Know what's below.  
Call before you dig.  
**UTILITY DISCLAIMER:**  
IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT UNDER THIS CONTRACT, THE DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING THE PIPES, POLE LINES, CONDUITS, AND OTHER STRUCTURES WHICH EXIST ALONG THE LINE OF THE WORK, BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF ANY INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION, SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. THE GIVING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, AND OTHER STRUCTURES. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT ANY DAMAGE TO THOSE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES MUST BE REPAIRED WITHOUT DELAY AND THE COST OF SUCH REPAIRS MUST BE BORNE BY THE CONTRACTOR.

**ZONING DATA TABLE:**

CURRENT ZONING:	H-B
PROPOSED ZONING:	N/A
OVERLAY DISTRICT:	GATEWAY CORRIDOR OVERLY DIST.
PROPOSED USE ALLOWED IN ZONING:	YES
MINIMUM LOT AREA:	15,000
MINIMUM LOT WIDTH:	100'
MINIMUM ROAD FRONTAGE:	
MAXIMUM BUILDING HEIGHT:	3 STORES
MAXIMUM COVER:	?
BUILDING SETBACKS:	
FRONT:	30'
SIDE:	30' ON CORNER LOT
REAR:	10'
LANDSCAPE STRIPS:	
ALONG ROW:	10'
OTHER:	N/A
BUFFERS:	
ZONING BUFFER:	30' ABUTTING RESIDENTIAL ZONING, 50' ADJACENT TO SILVERTHORN SUBDIVISION. SEE REZONING CASE LETTER FOR DETAILS.
OTHER:	
THIS PROPERTY DOES NOT LIE IN A 100-YR FLOOD ZONE AS SHOWN ON FIRM COMMUNITY PANEL NO. 13139C0280G/13139C0283G, DATED APRIL 4, 2018.	

**PARKING REQUIREMENTS:**

COUNTY REQUIREMENT:	REQUIRED MAXIMUM	REQUIRED MINIMUM	TOTAL PARKING
CONVENIENCE STORE & RETAIL SPACE			
C-STORE 1 SPACE PER 200 SF. (MIN) (4,500 S.F.)		23	24*
RETAIL 1 SPACE PER 200 SF. (MIN) (1,500 S.F.)		8	8
RESTAURANT 1 SPACE PER 75 SF. (MIN) (1,500 S.F.)		20	20
<b>TOTAL</b>		<b>51</b>	<b>52*</b>

\* INCLUDES 3 A.D.A. SPACES (3 REQUIRED)

**OWNER/DEVELOPER:**  
NAME  
ADDRESS  
  
PHONE  
EMAIL  
**24-HR CONTACT:**  
NAME  
PHONE  
EMAIL  
**ENGINEER:**  
EVANS DESIGN GROUP, INC  
4755 SUMMER SONG COURT  
BUFORD, GA 30519  
678.207.6830 (Ph)  
CONTACT: JON M. EVANS, P.E.

