

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

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



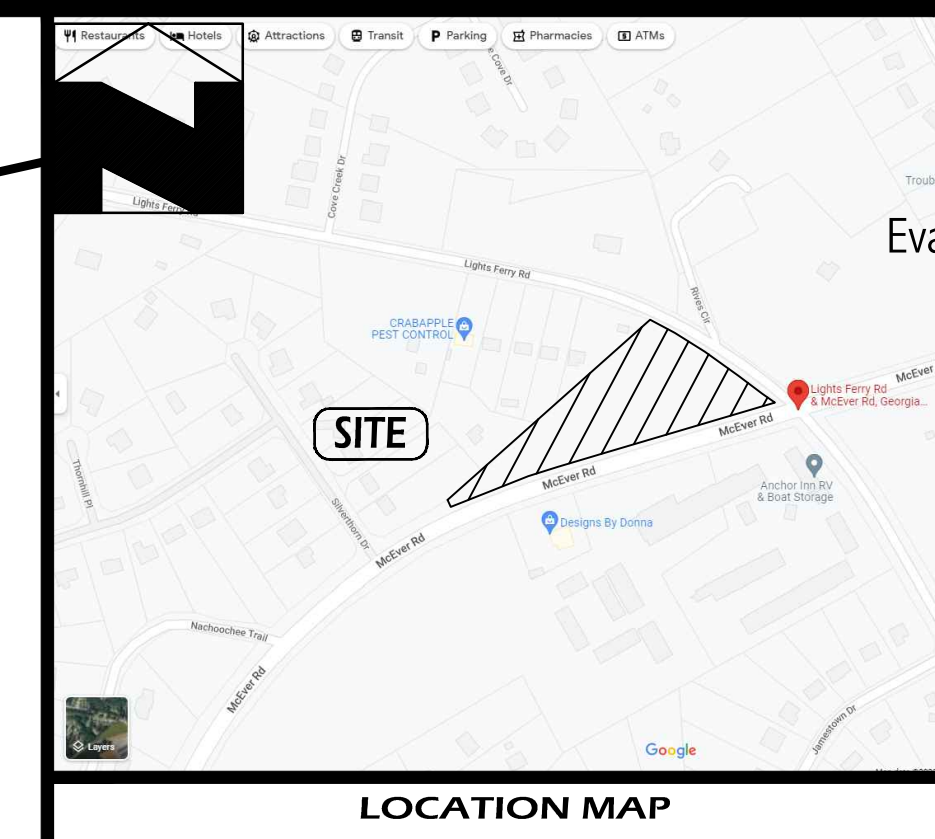
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REVISIONS	

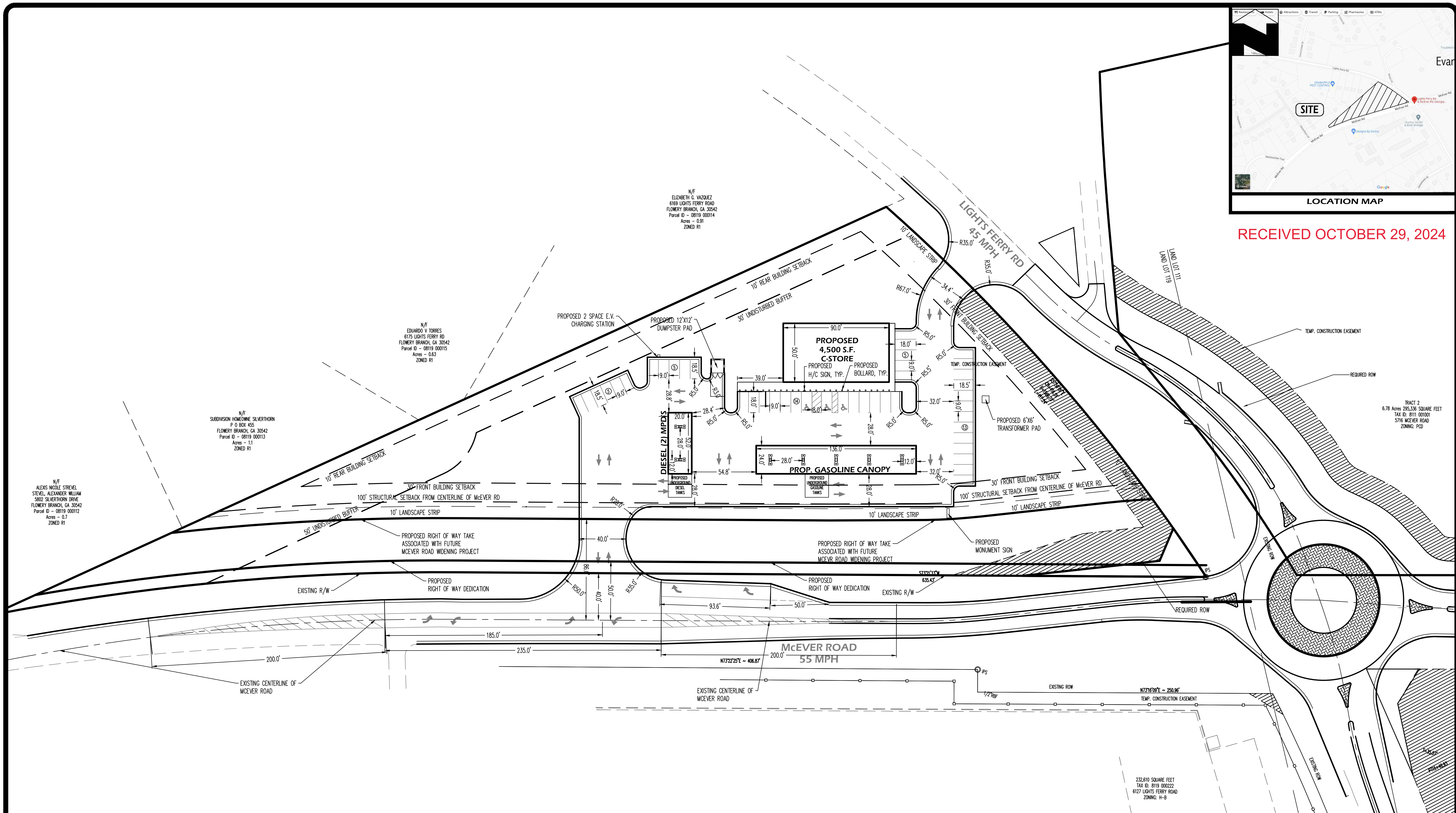
JOB NUMBER:
22-031

SHEET TITLE
SITE PLAN

C-4



RECEIVED OCTOBER 29, 2024



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. 131390280G/131390283G. DATED APRIL 4, 2018.	

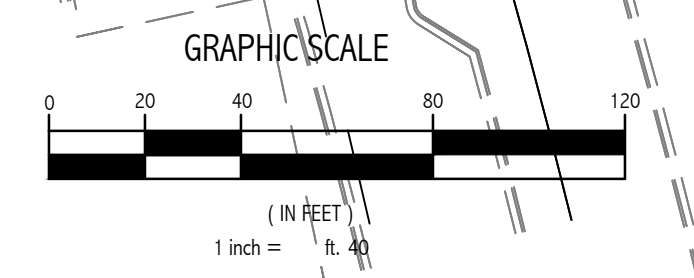
PARKING REQUIREMENTS:

COUNTY REQUIREMENT:	REQUIRED MAXIMUM	REQUIRED MINIMUM	TOTAL PARKING
CONVENIENCE STORE			
C-STORE 1 SPACE PER 200 S.F. (MIN) (4,500 S.F.)		23	43*
TOTAL		23	43*

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

SURVEY NOTE:
 THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.). YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

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.



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.