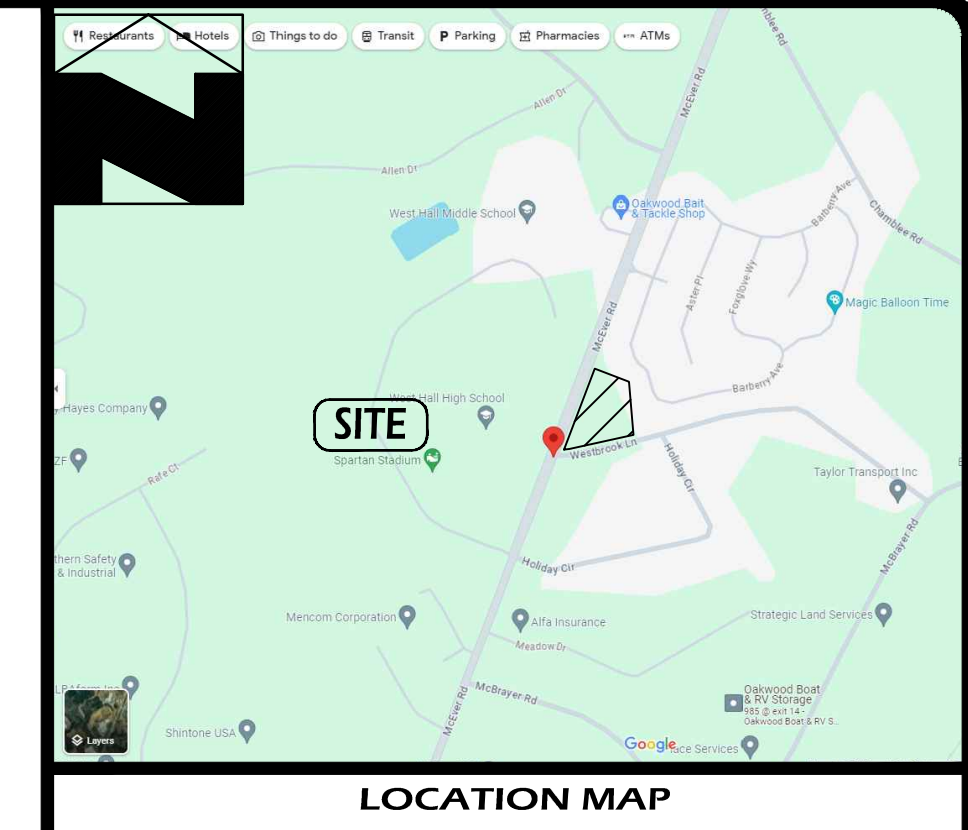


PARKING REQUIREMENTS:

CITY REQUIREMENT:	MINIMUM PARKING	PROVIDED PARKING
C-STORE @ 4,500 S.F.		
1 SPACES PER 200 SF.	23	27
RETAIL @ 3,750 S.F.		
1 SPACES PER 200 SF.	19	20
RESTAURANT @ 1,250 S.F.		
1 SPACES PER 100 SF.	13	14
TOTAL	55	61*

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



ZONING DATA TABLE:

CURRENT ZONING:	C-2
PROPOSED ZONING:	OAKWOOD CORRIDOR OVERLAY
OVERLAY DISTRICT:	YES
PROPOSED USE ALLOWED IN ZONING:	YES
MINIMUM LOT AREA:	40,000 S.F.
MINIMUM LOT WIDTH:	50'
MINIMUM ROAD FRONTAGE:	N/A
MAXIMUM BUILDING HEIGHT:	80'
MAXIMUM COVER:	60%
BUILDING SETBACKS:	
FRONT:	60' ARTERIAL/COLLECTOR (40' ALL OTHER)
SIDE:	5'
REAR:	10'
LANDSCAPE STRIPS:	
ALONG ROW:	
OTHER:	
BUFFERS:	75' ABUTTING RESIDENTIAL
ZONING BUFFER:	
OTHER:	

THIS PROPERTY DOES NOT LIE IN A 100-YR FLOOD ZONE AS SHOWN ON FIRM COMMUNITY PANEL NO. 13139C0283G DATED APRIL 04, 2018.

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

REGISTERED PROFESSIONAL ENGINEER
JON M. EVANS
GSWCC LEVEL II CERT. # 10877

PROJECT NAME
MCEVER RD C-STORE & RETAIL

MCEVER RD
L.I. 075, 8th DIST.
HALL COUNTY
GEORGIA

DATE:
01-16-24

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

Not Released For Construction
 Released For Construction

OWNER/DEVELOPER

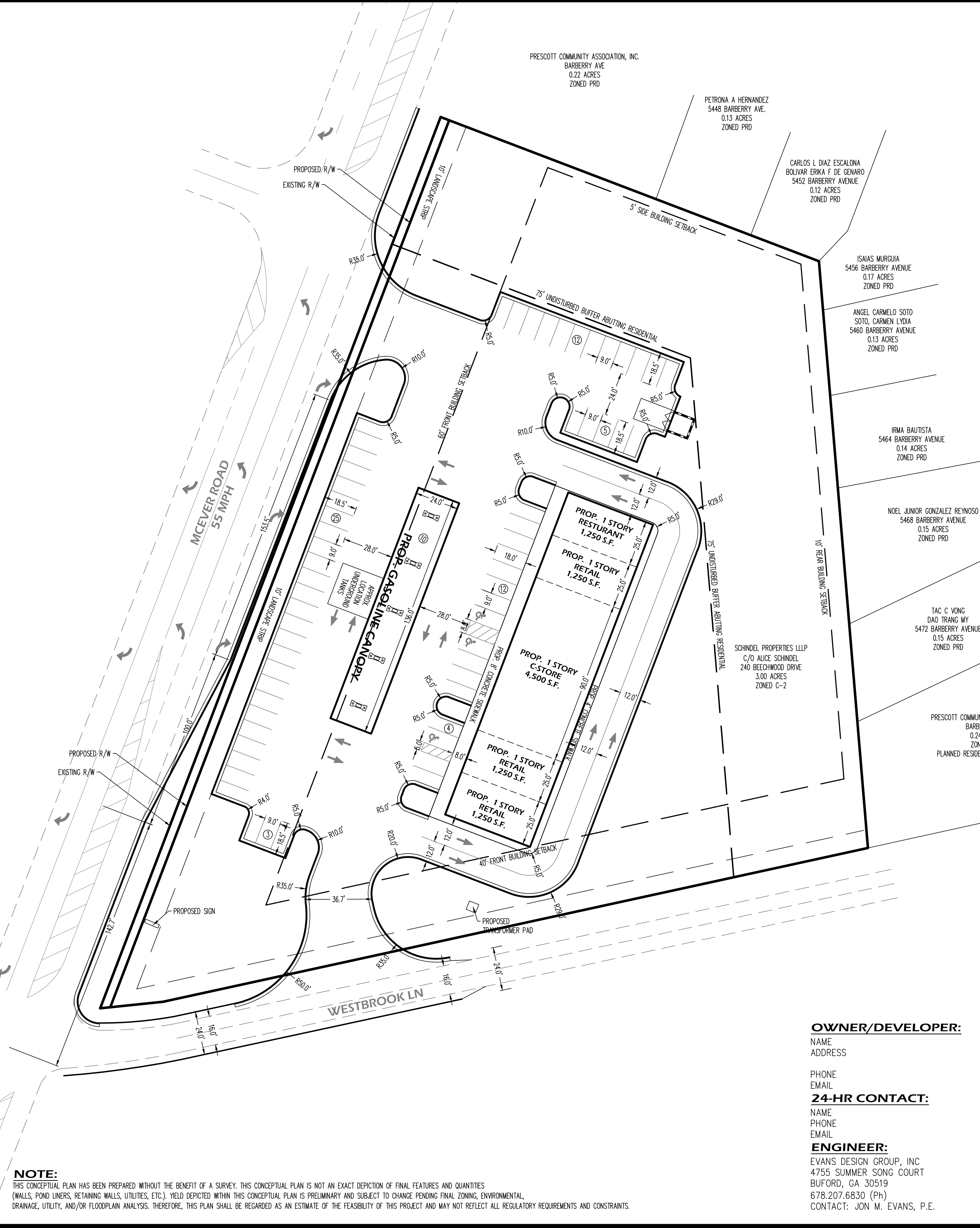
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REVISIONS

NO.	DESCRIPTION

JOB NUMBER:
24-004

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.

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.

