

TECHNICAL DESCRIPTION		
L1	N34°50'36"E	82.13'
L2	S68°56'58"E	37.05'
L3	N21°33'03"E	30.00'
L4	S70°21'55"E	95.00'
L5	S03°24'12"E	39.47'
L6	S77°36'52"E	15.00'
L7	S80°32'46"W	208.28'
L8	N04°10'15"W	499.56'
L9	N74°27'33"W	15.65'
L10	N74°26'43"W	156.10'
C1	R=2177.00 L=71.97 CH=71.97 S65°07'10"E	
C2	R=2177.00 L=118.84 CH=118.83 S62°36'36"E	
C3	R=2177.00 L=96.02 CH=96.01 S59°44'41"E	
C4	R=735.00 L=125.73 CH=125.58 S16°57'04"W	
C5	R=720.00 L=265.51 CH=264.01 S01°54'11"W	

VICINITY MAP

THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 13139C0293A, DATED 12/01/202.

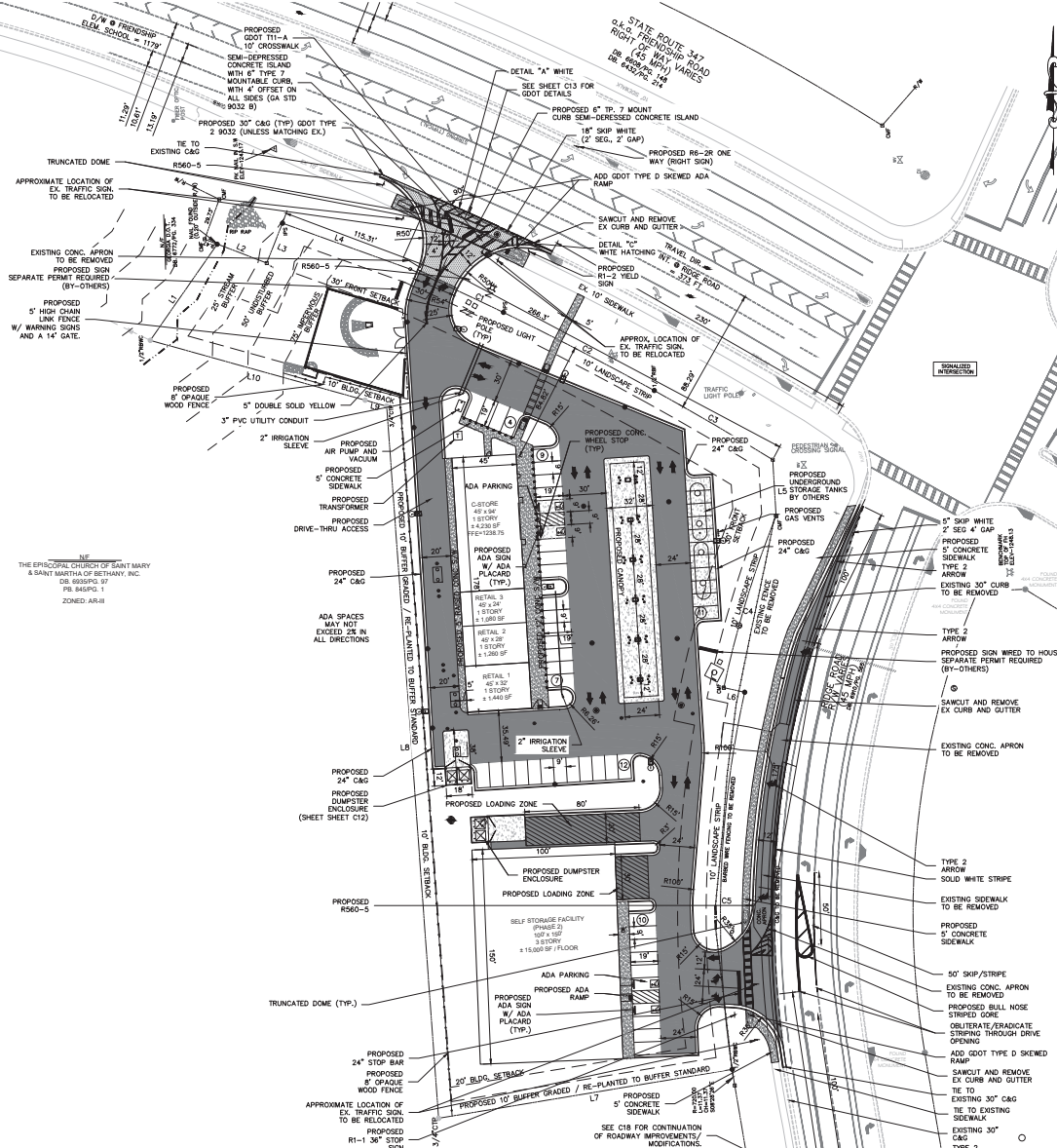


LEGEND PROPOSED

PROPOSED CONCRETE SIDEWALK		ADA PARKING SYMBOL	
PROPOSED CONCRETE PAVING		DIRECTIONAL ARROWS	
PROPOSED HEAVY DUTY ASPHALT PAVING		24" STOP BAR	
PROPOSED STANDARD DOT PAVING		PROPOSED LIGHT POLE	
DOT PAVING			
LANDSCAPE STRIP/SETBACK LINE			
PROPERTY LINE			
CURB & GUTTER			
WATER METER	W		
TRANSFORMER PAD	T		
ADA RAMP			
SIGN			
CONCRETE WHEEL STOP			

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SITE AREA CALCULATIONS

	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TOTAL SITE AREA	133,786	3.07	100.0
EXISTING ONSITE IMPERVIOUS AREA	6,826	0.14	4.7
EXISTING PERVIOUS AREA	127,560	2.93	95.3
PROPOSED ONSITE IMPERVIOUS AREA	82,707	1.90	61.8
BUILDING(S)	23,010	0.53	17.2
SIDEWALK	3,495	0.08	2.6
PAVEMENT/DRIVEWAYS/GRAVEL	56,212	1.29	42.0
PROPOSED PERVIOUS AREA	71,800	1.65	53.7
TOTAL DISTURBED AREA	146,894	3.37	N/A
PROPOSED OFFSITE IMP.	13,128	0.30	N/A

SITE DATA

PANEL 8 (REFERENCE)	0154 00005A, 0154 00005B, 0154 00005C
EXISTING LAND USE	ONE VACANT SINGLE FAMILY HOME
PROPOSED LAND USE	CONVENIENCE STORE WITH FUEL SALES, RETAIL, AND SELF STORAGE
CURRENT ZONING CLASSIFICATION	PDS
OVERLAY DISTRICT	GATEWAY OVERLAY
CURRENT LOCAL JURISDICTION	HALL COUNTY
FLOOD ZONE CLASSIFICATION	X

BUILDING DATA

C-STORY BUILDING AREA	54,200 SQ. FT.
SELF STORAGE BUILDING AREA	43,000 SQ. FT.
GROSS FLOOR AREA	43,000 SQ. FT.
BUILDING CONCRETE	3 STORIES
MAX BUILDING HEIGHT (BY CODE)	

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (EAST)	30 FEET	71.37'
REAR (WEST)	10 FEET	31.91'
SIDE (NORTH)	20 FEET	84.82'
SIDE (SOUTH)	20 FEET	20'

PROPOSED PARKING DATA

COUNTY PARKING REQUIRED:	
FUEL SALES	12 (USE 12) SPACES
1 SPACE PER FUEL PUMP (12 PUMPS)	
ALL RETAIL	24.03 (USE 25) SPACES
3 SPACES PER 1,000 SF	
ALL SELF-SERVICE STORAGE	53 SPACES
1 SPACE PER 300 SF OR PLUS 1 SPACE PER EVERY 20 UNITS	16 (USE 16) SPACES
TOTAL PARKING REQUIRED	53 SPACES
PROVIDED PARKING	53 SPACES
STANDARD SPACES 9'x18'	49 SPACES
ACCESSIBLE SPACES 9'x18' (REQUIRED)	4 SPACES
TOTAL PARKING PROVIDED	53 SPACES

SITE NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- RETAINING ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
- TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: GEORGIA PREMIER LAND SURVEYING, INC.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
- ALL HANDICAP ACCESSIBLE PARKING SPACES AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
- ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA. ADJUST EX. SIGNS TO PROPOSED GRADE.
- ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, CURB OR GUTTER, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
- SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
- ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE DEVOLVED TO THE ENGINEER IMMEDIATELY.
- ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
- PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
- PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE FOR WORK. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
- DOT CALL TO LOCATE TRAFFIC SIGNAL AND FIBER OPTIC EQUIPMENT.

LJA

130 E. MAIN STREET
SUITE 204
CANTON, GA 30114
478-863-1070



3/5/2025
ENGINEER OF RECORD
TERRY S. BOOMER, P.E.

NO.	DATE	DESCRIPTION
1		
2		
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12		

CIVIL PLANS
FRIENDSHIP ROAD FOOD MART WITH FUEL SALES
4395 & 4392 FRIENDSHIP ROAD & 4425, 4430, & 4436 RIDGE ROAD
LL 154 - DISTRICT 8TH, PARCEL # 00005A, 00005B, 00005C

SINNOAH ENTERPRISES, INC.
1837 DOVERHILL DR. SUITE C LAWRENCEVILLE, GA 30043
KARIM ALY 678-458-6190

05-17-2025

PROJECT NUMBER

2024-051

SHEET TITLE

SITE PLAN

PH 1 & 2

SHEET NUMBER

C1

Item 3