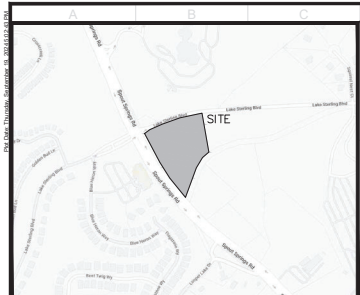
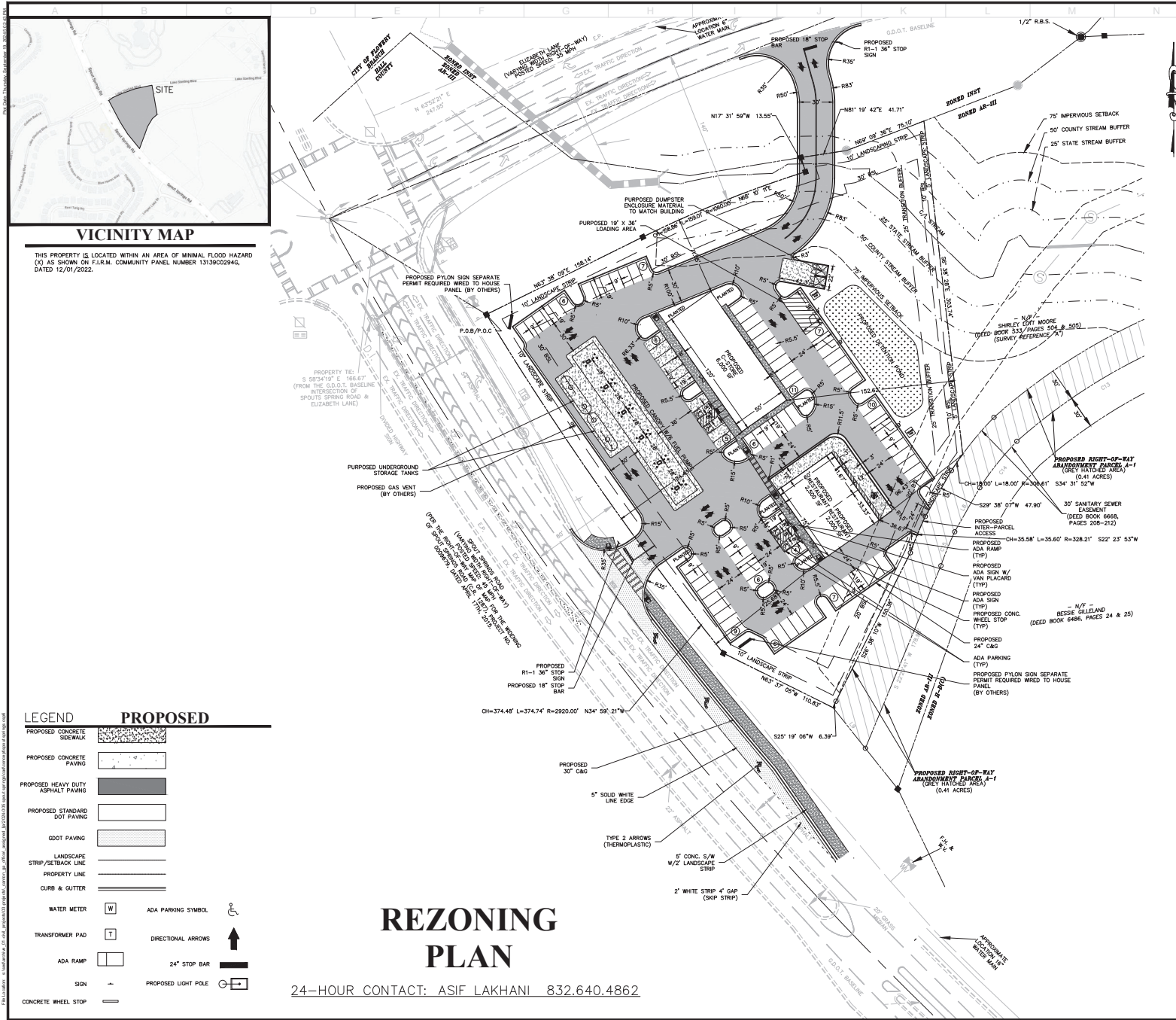


THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE ENGINEER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



VICINITY MAP

THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (X) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 13139C0294C, DATED 12/01/2022.



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

REZONING PLAN

24-HOUR CONTACT: ASIF LAKHANI 832.640.4862

SITE AREA CALCULATIONS

	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TOTAL SITE AREA	132,799.13	3.05	100.0
EXISTING ONSITE IMPERVIOUS AREA	4,458	0.10	3.4
EXISTING PERVIOUS AREA	153,045	3.51	115.2
PROPOSED ONSITE IMPERVIOUS AREA	80,621	1.85	60.7
BUILDING(S)	10,500	0.24	7.9
SIDEWALK	2,410	0.06	1.8
PAVEMENT/DRIVEWAYS/GRAVEL	70,210.0	1.61	52.8
PROPOSED PERVIOUS AREA	46,687.8	1.07	35.2
TOTAL DISTURBED AREA	0	0.00	N/A
PROPOSED OFFSITE IMP.	8,807	0.20	N/A

SITE DATA

PARCEL ID: (REFERENCE) 15047 00000A
EXISTING LAND USE: RESIDENTIAL
PROPOSED LAND USE: CONVENIENCE STORE WITH FUEL SALES AND RETAIL
CURRENT ZONING CLASSIFICATION: R-10 AGRICULTURAL RESIDENTIAL
PROPOSED ZONING CLASSIFICATION: H-8 HIGHWAY BUSINESS
OVERLAY DISTRICT: GATEWAY OVERLAY
CURRENT LOCAL JURISDICTION: HALL COUNTY
FLOOD ZONE CLASSIFICATION: X

BUILDING DATA

C-STORE BUILDING AREA 6,000 SQ. FT.
RETAIL BUILDING AREA 14,500 SQ. FT.
BUILDING COVERAGE 8.80%
MAX BUILDING HEIGHT (BY CODE): 50 FEET

DIRECTION	REQUIRED SETBACK	PROPOSED SETBACK
FRONT (SOUTH)	30 FEET	SEE PLAN
REAR (NORTH)	25 FEET	SEE PLAN
SIDE (EAST)	20 FEET	SEE PLAN
SIDE (WEST)	30 FEET	SEE PLAN

PROPOSED PARKING DATA

COUNTY PARKING REQUIRED:
RETAIL SERVICES (8,000 SQFT) 30 SPACES
1 SPACE FOR EACH 200 SQUARE FEET OF SALES AND/OR SERVICE AREA
RESTAURANT/FOOD (4,500 SQFT) 72 SPACES
16 SPACES FOR EACH 1000 SQFT OF GROSS FLOOR AREA
TOTAL PARKING REQUIRED 102 SPACES
PROPOSED PARKING:
STANDARD SPACES 9'x18' 86 SPACES
FUEL PUMP SPACES 12 SPACES
ACCESSIBLE SPACES 5'x18' (REQUIRED) 4 SPACES
TOTAL PARKING PROVIDED 102 SPACES
LANDSCAPED ISLAND TOTAL TO 5-10 PERCENT OF PAVED AREA 10.5%

SITE NOTES

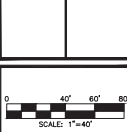
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
- TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: PATTON LAND SURVEYING, LLC
- 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 STRIPS 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.
- ALL STRIPPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, 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 ELEVATIONS.
- ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED 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 OF WORK. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MA).
- ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET DOT SPECIFICATIONS.



09/19/2024
ENGINEER OF RECORD

NO.	DATE	DESCRIPTION
1	09/19/2024	PRELIMINARY
2	09/19/2024	REVISED
3	09/19/2024	REVISED
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CIVIL PLANS
6495 SPOUT SPRINGS RD
6495 SPOUT SPRINGS RD FLOWERY BRANCH, GA 30542
G.M.D. - 12/70 FLOWERY BRANCH, GA 30542
RED CREEK FOOD MART, LLC
1176 LANFORD DRIVE SW, LILBURN, GA 30047
ASIF LAKHANI 832.640.4862



DATE	09/19/2024
PROJECT NUMBER	2024-005
SHEET TITLE	SITE PLAN
SHEET NUMBER	C1

[illegible]