

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	84,731	1.95	63.8
BUILDING(S)	9,906	0.23	7.5
SIDEWALK	2,864	0.07	2.2
PAVEMENT/DRIVEWAYS/GRAVEL	71960.00	1.65	54.2
PROPOSED PERVIOUS AREA	48,068	1.10	36.20
TOTAL DISTURBED AREA	0	0.00	N/A
PROPOSED OFFSITE IMP.	8,807	0.20	N/A

SITE DATA

PARCEL ID: (REFERENCE)	15047 000002A
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	CONVENIENCE STORE WITH FUEL SALES AND RETAIL
CURRENT ZONING CLASSIFICATION:	AR-III AGRICULTURAL RESIDENTIAL
PROPOSED ZONING CLASSIFICATION:	H-B 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	±3,906 SQ. FT.
BUILDING COVERAGE:	± 7.46%
MAX BUILDING HEIGHT (BY CODE):	50 FEET

DIRECTION	REQUIRED SETBACK	PROVIDED 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 SERVICE/SALES (6,000 SQFT)	
1 SPACE FOR EACH 200 SQUARE FEET OF SALES AND/OR SERVICE AREA	30 SPACES
RESTAURANT/FASTFOOD (3906 SQFT)	
16 SPACES FOR EACH 1000 SQFT OF GROSS FLOOR AREA	64 SPACES
TOTAL PARKING REQUIRED	94 SPACES
PROVIDED PARKING:	
STANDARD SPACES 9'x19'	68 SPACES
FUEL PUMP SPACES	12 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED)	4 SPACES
TOTAL PARKING PROVIDED	84 SPACES

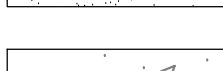
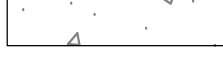
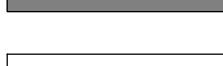
SITE NOTES

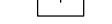
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND THE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING EASEMENT FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: PATTON LAND SURVEYING, LLC
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA.
7. ALL STRIPPED OR CURBED RADI SHALL BE 5' UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, CRATE 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.
9. 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.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
14. ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
15. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
16. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
17. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
18. ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET GOOT SPECIFICATIONS.

VICINITY MAP

THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD
(X) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 13139C0294G,
DATED 12/01/2022.

PROPOSED LEGEND

PROPOSED CONCRETE SIDEWALK	
PROPOSED CONCRETE PAVING	
PROPOSED HEAVY DUTY ASPHALT PAVING	
PROPOSED STANDARD DOT PAVING	
GDOT 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