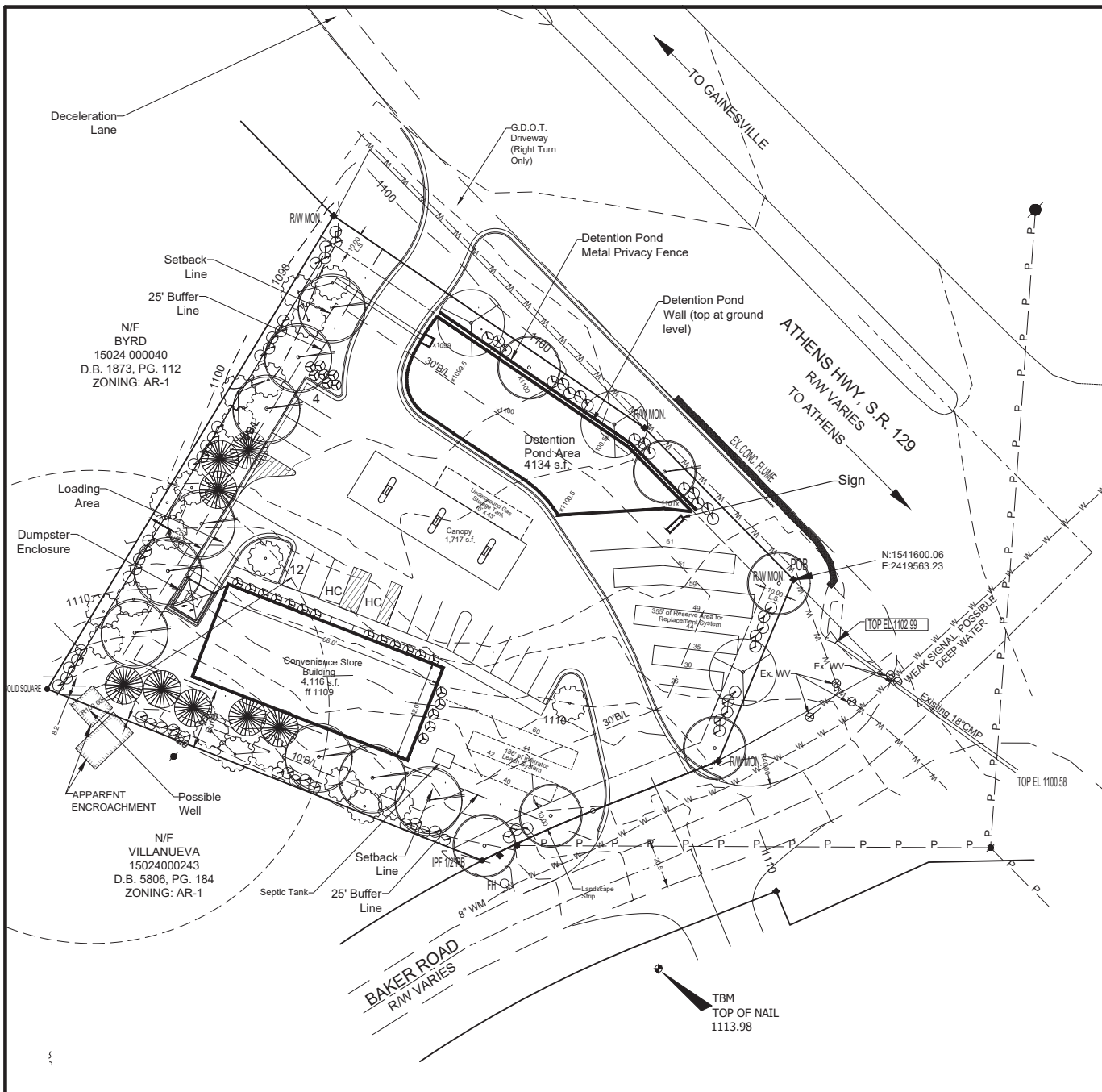




DEVELOPMENT INFORMATION

OWNER/DEVELOPER & 24 HOUR CONTACT:

WOLF CREEK INC. (ASIF MISTRY)
2050 LULLWATER PLACE
LAWRENCEVILLE, GEORGIA 30543
PHONE: (404) 247-2718
EMAIL: amistry@mistrygroup.com

SITE ADDRESS:

2978 ATHENS HIGHWAY
GAINESVILLE, GEORGIA 30507
TAX PARCEL: 150023 000173

AREA=1.123 AC.

ZONING INFORMATION

ZONING: Currently I-I; Rezoning Request: H-B
* site is within the Gateway Overlay District

BUILDING INFORMATION

- * 1-story building (98' x 42')
- * Building Area: 4,116 s.f.

BUILDING SETBACKS:

- * Front - 30'
- * Side - 20'
- * Rear - 10'

LANDSCAPE STRIP

- * 10' fronting streets

REQUIRED BUFFER

- * 25' vegetated transitional

MINIMUM DENSITY

- * Allowed: 1 building per 15,000 s.f. lot area
- * Actual: 1 building on 48,918 s.f. lot area

VEGETATIVE BUFFER:

- * 25' side & rear where abutting residential zoned properties
- * 10' front landscape strip

PARKING

- * Required: 3 spaces per 1,000 s.f. plus 1 per pump
- * 4,116 s.f. / 1,000 x 3 = 12.35 spaces + 6 = 19
- * Actual spaces shown = 16
- * TOTAL SPACES = 16 (Includes 2 handicap spaces)

PLANT KEY

- AS Sugar Maple
- QC Scarlet Oak
- TD Baldcypress
- AR Red Maple
- VJ Virginia Pine (species & cultivar 'Wate's Golden')
- MG Little Gem Magnolia
- IC Carissa Holly



Rick Freeland Landscape Architecture

3522 Old Duckett Mill Road
Gainesville, Georgia 30506
Phone: (678) 697-1575 Fax: (770) 532-7647

Conceptual Layout Plan
Convenience Store

Wolf Creek Inc. (Asif Mistry)
2050 Lullwater Place
Lawrenceville, GA 30543

DESIGNED BY: RSF

DRAWN BY: RSF

DATE: 22002

SCALE: 1" = 20'

SHEET: 1 of 1

6-16-2025 Item 6