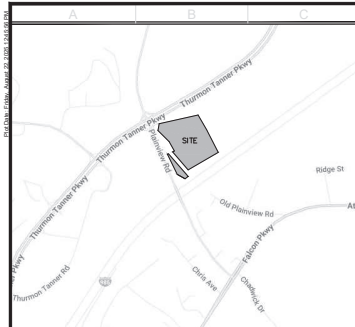


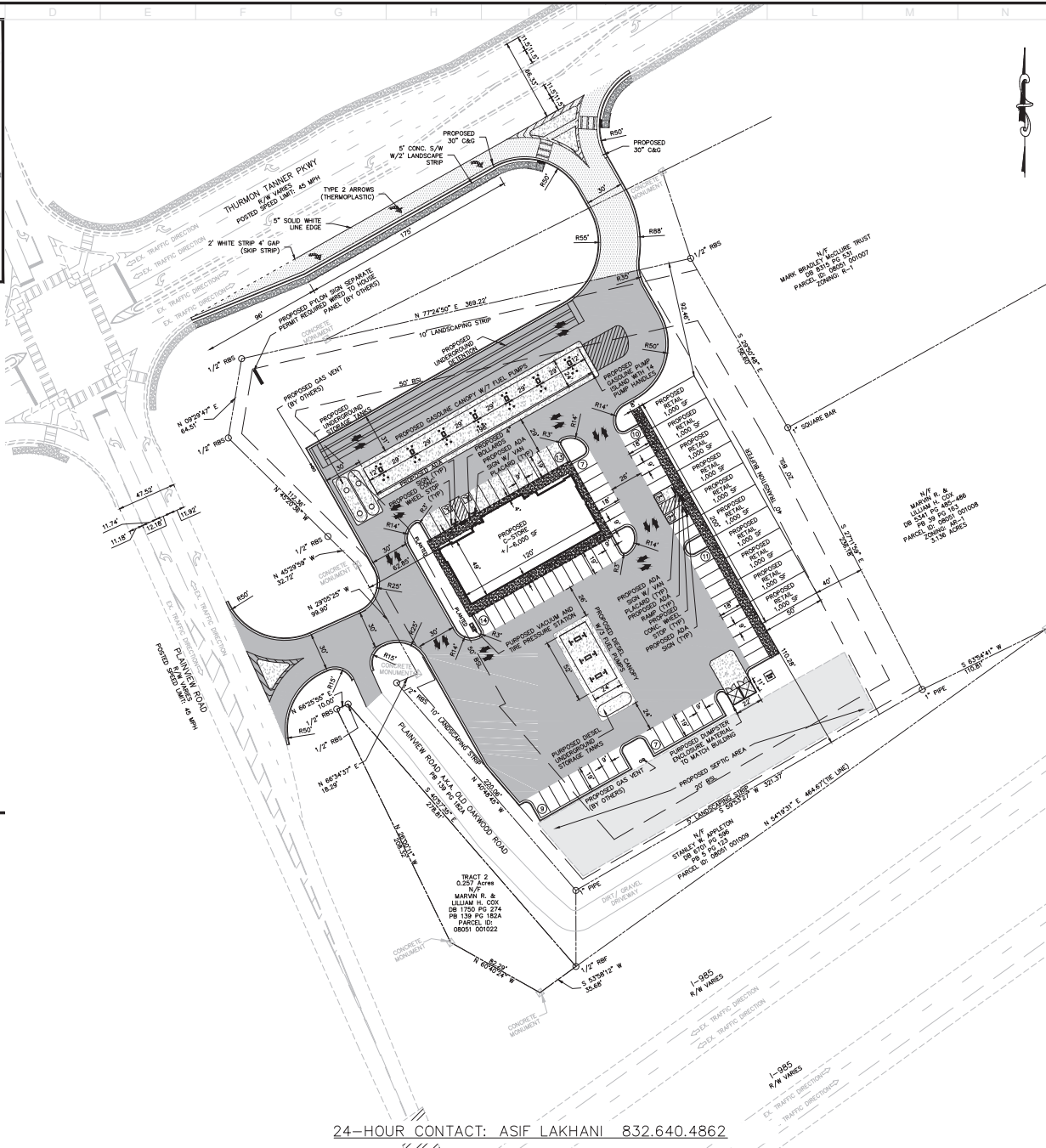


VICINITY MAP

THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (D) AS SHOWN ON F.I.M. COMMUNITY PANEL NUMBER 13139C02846, DATED 04/04/2018.

LEGEND

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	
TRANSFORMER PAD	
ADA RAMP	
SIGN	
CONCRETE WHEEL STOP	
ADA PARKING SYMBOL	
DIRECTIONAL ARROWS	
24" STOP BAR	
PROPOSED LIGHT POLE	



SITE DATA

PARCEL ID (REFERENCE)	08051 001022
EXISTING LAND USE	VACANT
PROPOSED LAND USE	CONVENIENCE STORE WITH FUEL SALES AND RETAIL
CURRENT ZONING CLASSIFICATION	R-1 RESIDENTIAL
PROPOSED ZONING CLASSIFICATION	I-1 LIGHT INDUSTRIAL
OVERLAY DISTRICT	GATEWAY OVERLAY
CURRENT LOCAL JURISDICTION	HALL COUNTY
FLOOD ZONE CLASSIFICATION	X

BUILDING DATA

C-STORE BUILDING AREA	14,000 SQ. FT.
GROSS FLOOR AREA	14,000 SQ. FT.
NET BUILDING AREA	14,000 SQ. FT.
GROSS FLOOR AREA	14,000 SQ. FT.
TOTAL BUILDING COVERAGE	8.88%
MAX BUILDING HEIGHT (BY CODE)	30 FEET

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (NORTH)	50 FEET	SEE PLAN
REAR (SOUTH)	20 FEET	SEE PLAN
SIDE (EAST)	20 FEET	SEE PLAN
SIDE (WEST)	50 FEET	SEE PLAN

PROPOSED PARKING DATA

COUNTY PARKING REQUIRED:	
RETAIL SERVICE/SALES (8,000+10,000-16,000 SQFT)	64 SPACES
4" SPACE FOR EACH 1,000 SQUARE FEET	
FUEL PUMPS (10)	14 SPACES
1 SPACE PER FUEL PUMP	
14 GASOLINE PUMPS	
TOTAL REQUIRED	78 SPACES
PROVIDED PARKING	
STANDARD SPACES 9'x18'	67 SPACES
ACCESSIBLE SPACES 5'x18' (REQUIRED)	4 SPACES
TOTAL PARKING PROVIDED	71 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.
- 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: S.A. GASKINS & ASSOCIATES, LLC
- 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.
- ALL STRIPED OR CURBED RADI SHALL BE 5' UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ON-SITE 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.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEMARKATIONS.
- ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE REPORTED 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).
- ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET GEORGIA DOT SPECIFICATIONS.

24-HOUR CONTACT: ASIF LAKHANI 832.640.4862

130 E. MAIN STREET
SUITE 204
CANTON, GA 30114
470-863-1070

5/22/2025
ENGINEER OF RECORD

NO.	DATE	DESCRIPTION
1	5/22/2025	ISSUE DATE
2	5/22/2025	PROJECT NUMBER: 2023-0319
3	5/22/2025	SHEET TITLE: SITE PLAN
4	5/22/2025	SHEET NUMBER: C1

The ACORN AT PLAINVIEW RD
4797 PLAINVIEW RD
LL 51 - DISTRICT 8 PARCEL 4 08051 001022

RED CREEK FOOD MART, LLC
1776 LAMAR DRIVE SW, LUDLOW, GA 30047
ASIF LAKHANI 832.640.4862