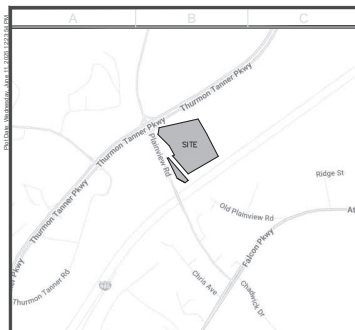




VICINITY MAP

THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (X) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 13139C0284G, DATED 04/04/2018.

LEGEND

PROPOSED CONCRETE SIDEWALK		
PROPOSED CONCRETE PAVING		
PROPOSED HEAVY DUTY ASPHALT PAVING		
PROPOSED STANDARD DOT PAVING		
DOT PAVING		
LANDSCAPE STOP/30' TRACK 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		



SITE DATA

PARCEL ID: (REFERENCE):	085051 001022 & 085051 001008
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	CONVENIENCE STORE WITH FUEL SALES AND RETAIL
CURRENT ZONING CLASSIFICATION:	R-1 RESIDENTIAL 1
PROPOSED ZONING CLASSIFICATION:	H-B HIGHWAY BUSINESS
OVERLAY DISTRICT	GATEWAY OVERLAY
CURRENT LOCAL JURISDICTION:	HALL COUNTY
LOCAL ZONING CLASSIFICATION:	X

BUILDING DATA

C-STORE BUILDING AREA
GROSS FLOOR AREA
BUILDING COVERAGE
MAX BUILDING HEIGHT (BY CODE):

±16,000 SQ
± 9.96%
50 FEET

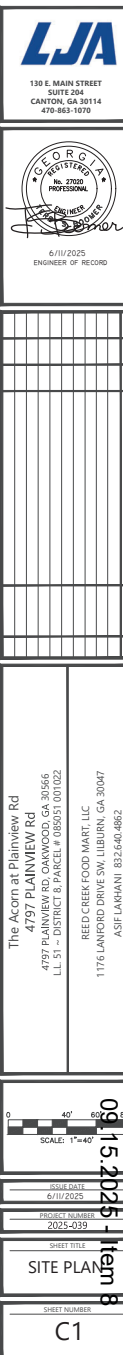
DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (NORTH)	30 FEET	SEE PLAN
REAR (SOUTH)	20 FEET	SEE PLAN
SIDE (EAST)	10 FEET	SEE PLAN
SIDE (WEST)	30 FEET	SEE PLAN

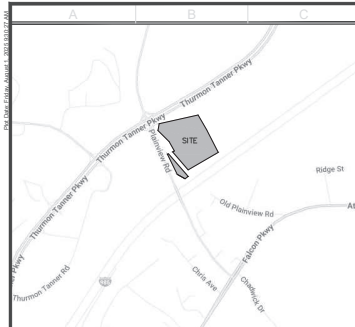
PROPOSED PARKING DATA

COUNTY PARKING REQUIRED:	
RETAIL SERVICE/SALES (16,000 SQFT)	
3 SPACE FOR EACH 1,000 SQUARE FEET	48 SPACES
FUEL PUMPS (6 SQFT)	
1 SPACE PER FUEL PUMP	6 SPACES
TOTAL REQUIRED	54 SPACES
PROVIDED PARKING	
STANDARD SPACES 9'x19'	51 SPACES
FUEL PUMP SPACES	12 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED)	4 SPACES
TOTAL PARKING PROVIDED	55 SPACES

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EASEMENTS, ETC. TOPOGRAHY, ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY FOLLOWING: 1. 2. 3. 4.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWING TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
5. ALL HANDICAP ACCESSIBLE PARKING SPACES AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
6. ALL TRAFFIC STRIPS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL, MANUAL OF STYLE OF THE FEDERAL HIGHWAY ADMINISTRATION.
7. ALL STRIPED OR CURBED ROAD SHALL BE 5' UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ON-SITE OR OFF-SITE, SUCH AS PAVEMENT, UTILITIES, ETC. REPAIRS SHALL BE MADE TO THE SAME STANDARD 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL BE IN PLACE BY THE END OF THE YEAR.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
11. CONTRACTOR SHALL SUBMIT AS-BUILT PLANS INDICATING ALL CHANGES AND VARIATIONS.
12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNPAID.
13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
14. ALL CONCRETE SHALL BE 6000 PSI 28 DAY COMPRESSIVE STRENGTH. THE PROTECT SQUADGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
15. CURB AND GUTTER WITH THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
17. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO ENGINEER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
18. ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET GEORCA DOT





VICINITY MAP

THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (D) AS SHOWN ON F.I.M. COMMUNITY PANEL NUMBER 13139C02840, DATED 04/04/2018.

LEGEND

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			
TRANSFORMER PAD			
ADA RAMP			
SIGN			
CONCRETE WHEEL STOP			



SITE DATA

PARCEL ID: (REFERENCE)	08051 001022 & 08051 001008
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	48,000 SQ. FT.
OVERALL FLOOR AREA	8,000 SQ. FT.
BUILDING COVERAGES	50 FEET
MAX BUILDING HEIGHT (BY CODE)	50 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 (N.O.D. 50 FT)	64 SPACES
4 SPACE FOR EACH 1,000 SQUARE FEET	
FUEL PUMPS (10 SPACES)	10 SPACES
1 SPACE PER FUEL PUMP	74 SPACES
TOTAL REQUIRED	
PROVIDED PARKING	
STANDARD SPACES 9'x18'	63 SPACES
FUEL PUMP SPACES	12 SPACES
ACCESSIBLE SPACES 9'x18' (REQUIRED)	4 SPACES
TOTAL PARKING PROVIDED	67 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. GISHING & ASSOCIATES, 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 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 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 DEVIATIONS.
- ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE NOTIFIED 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. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (GAL).
- ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET GEORGIA DOT SPECIFICATIONS.

24-HOUR CONTACT: ASIF LAKHANI 832.640.4862

MOBILITY Earthstar Geographics SIO

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

8/11/2025
ENGINEER OF RECORD

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

The ACORN AT PLAINVIEW RD
4797 PLAINVIEW RD
LL 51 - DISTRICT 6 PARCEL # 08051 001022

REED CREEK FOOD MART, LLC
ASIF LAKHANI
1776 FORD DRIVE SW, LILBURN, GA 30047
832.640.4862

08/15/2025
SCALE: 1"=40'
SHEET DATE: 8/11/2025
PROJECT NUMBER: 2025-039
SHEET TITLE: SITE PLAN
SHEET NUMBER: 8
C1



PH. 404.954.0806
EMAIL: TREINIS@GMAIL.COM
WWW.TREINIS.COM



"THE ACORN AT
PLAINVIEW RD"
NEW C-STORE
BUILDING DESIGN

4797 PLAINVIEW
RDOAKWOOD,
GA 30566

I.	01.01.25	ISSUE FOR REVIEW
(Ref)	(Date)	(Rev)



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DESIGN TODAY 2005

DRAWING TITLE:
PROPOSED
EXTERIOR
ELEVATION

09AMN 8

DRAWN BY

(SHEET NUM)

(SHEET NUMBER)
A1.00



SCALE: 1/8"=1'-0"



SCALE: 1/8"=1'-0"

FINISHES PHOTO

2 EXTERIOR FINISHES