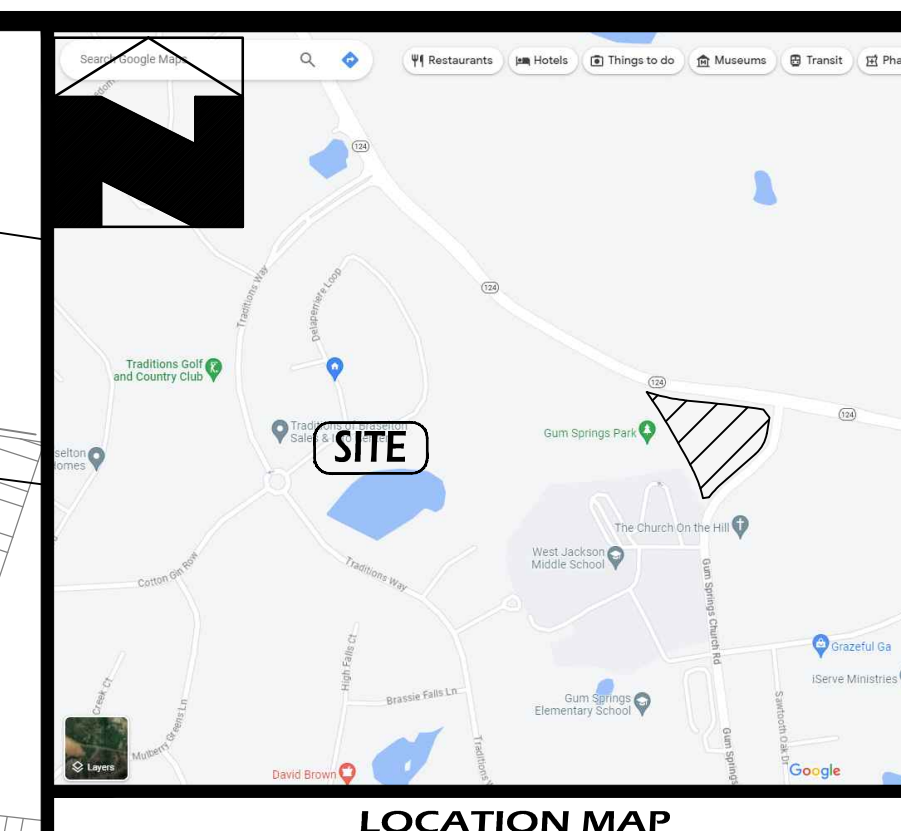
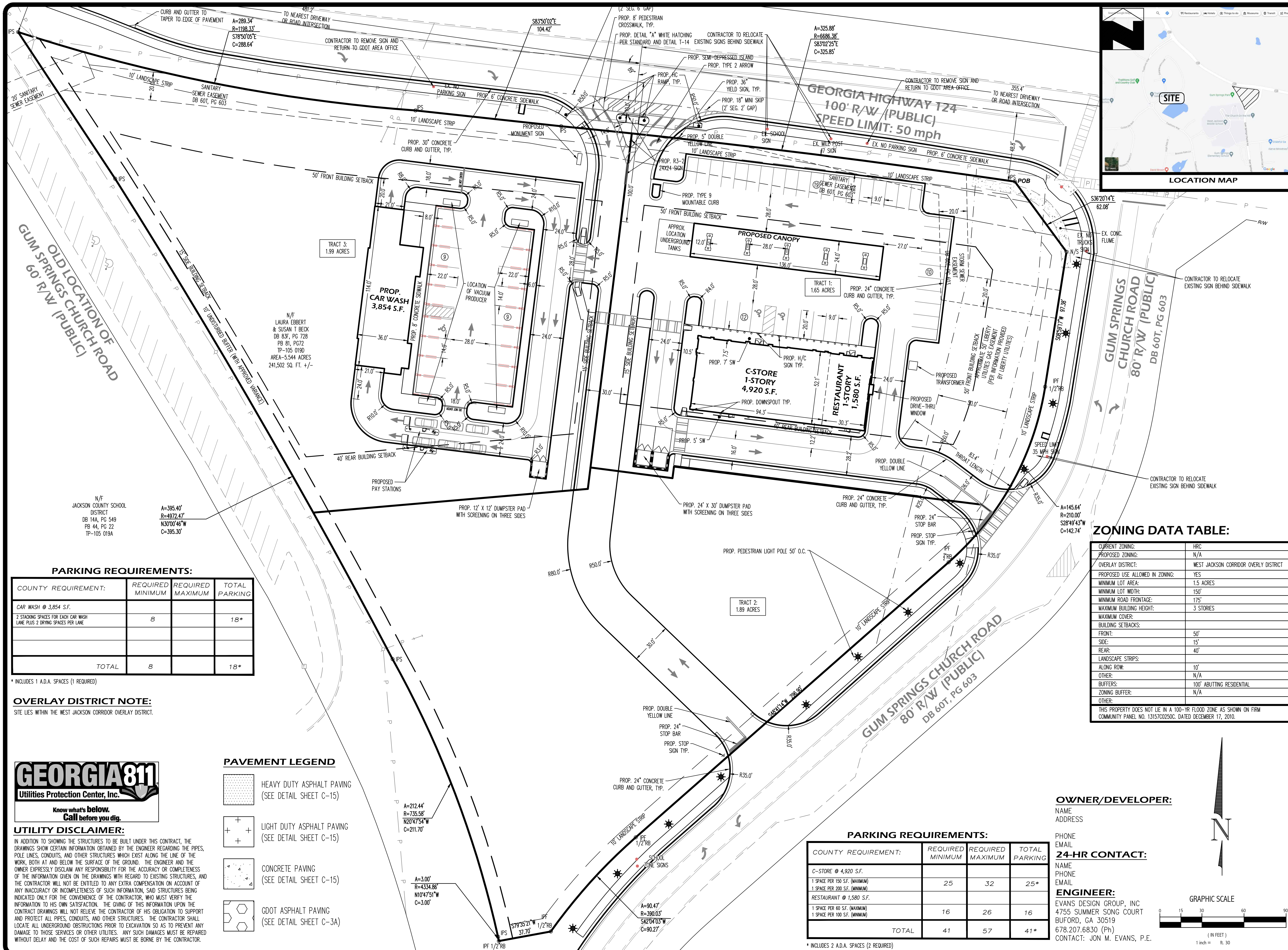




Evans Design Group, Inc.
Civil Engineering /
Site Planning /
Land Development Services
4755 Summer Song Court
Buford, GA 30519
(PH) 678.207.6830
jevans@evansdg.com

REGISTERED
NO. 26681
PROFESSIONAL
ENGINEER
JON M. EVANS
12-02-24
GSWCC LEVEL II CERT. # 10877

PROJECT NAME
HWY 124 AND GUM SPRINGS CHURCH RD RETAIL CENTER

4757 HWY 124
GMD 248,
JACKSON COUNTY
GEORGIA

DATE:
08-25-23

DESIGN BY: JME
DRAWN BY: JME
CHECKED BY: JME

☐ Not Released For Construction
☒ Released For Construction

OWNER/DEVELOPER

ZONING DATA TABLE:

CURRENT ZONING:	HRC
PROPOSED ZONING:	N/A
OVERLAY DISTRICT:	WEST JACKSON CORRIDOR OVERLY DISTRICT
PROPOSED USE ALLOWED IN ZONING:	YES
MINIMUM LOT AREA:	1.5 ACRES
MINIMUM LOT WIDTH:	150'
MINIMUM ROAD FRONTAGE:	175'
MAXIMUM BUILDING HEIGHT:	3 STORIES
MAXIMUM COVER:	
BUILDING SETBACKS:	
FRONT:	50'
SIDE:	15'
REAR:	40'
LANDSCAPE STRIPS:	
ALONG ROW:	10'
OTHER:	N/A
BUFFERS:	100' ABUTTING RESIDENTIAL
ZONING BUFFER:	N/A
OTHER:	

THIS PROPERTY DOES NOT LIE IN A 100-YR FLOOD ZONE AS SHOWN ON FIRM COMMUNITY PANEL NO. 13157C0250C, DATED DECEMBER 17, 2010.

REVISIONS

1	04-30-24
FIRST SUBMITTAL	
2	09-19-24
SECOND SUBMITTAL	
3	10-25-24
PER GDOT COMMENTS	
4	11-05-24
PER JCWSA COMMENTS	
5	12-02-24
WATER REVISION	

JOB NUMBER:
23-044

SHEET TITLE
SITE PLAN
C-3

PARKING REQUIREMENTS:

COUNTY REQUIREMENT:	REQUIRED MINIMUM	REQUIRED MAXIMUM	TOTAL PARKING
CAR WASH @ 3,854 S.F.			
2 STACKING SPACES FOR EACH CAR WASH LANE PLUS 2 DRYING SPACES PER LANE	8		18*
TOTAL	8		18*

* INCLUDES 1 A.D.A. SPACES (1 REQUIRED)

OVERLAY DISTRICT NOTE:
SITE LIES WITHIN THE WEST JACKSON CORRIDOR OVERLAY DISTRICT.

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

UTILITY DISCLAIMER:
IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT UNDER THIS CONTRACT, THE DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING THE PIPES, POLE LINES, CONDUITS, AND OTHER STRUCTURES WHICH EXIST ALONG THE LINE OF THE WORK, BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF ANY INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION, SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. THE GIVING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, AND OTHER STRUCTURES. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT ANY DAMAGE TO THOSE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES MUST BE REPAIRED WITHOUT DELAY AND THE COST OF SUCH REPAIRS MUST BE BORNE BY THE CONTRACTOR.

PAVEMENT LEGEND

	HEAVY DUTY ASPHALT PAVING (SEE DETAIL SHEET C-15)
	LIGHT DUTY ASPHALT PAVING (SEE DETAIL SHEET C-15)
	CONCRETE PAVING (SEE DETAIL SHEET C-15)
	GDOT ASPHALT PAVING (SEE DETAIL SHEET C-3A)

PARKING REQUIREMENTS:

COUNTY REQUIREMENT:	REQUIRED MINIMUM	REQUIRED MAXIMUM	TOTAL PARKING
C-STORE @ 4,920 S.F.			
1 SPACE PER 150 S.F. (MAXIMUM)			
1 SPACE PER 200 S.F. (MINIMUM)	25	32	25*
RESTAURANT @ 1,580 S.F.			
1 SPACE PER 60 S.F. (MAXIMUM)			
1 SPACE PER 100 S.F. (MINIMUM)	16	26	16
TOTAL	41	57	41*

* INCLUDES 2 A.D.A. SPACES (2 REQUIRED)

OWNER/DEVELOPER:
NAME
ADDRESS
PHONE
EMAIL
24-HR CONTACT:
NAME
PHONE
EMAIL
ENGINEER:
EVANS DESIGN GROUP, INC
4755 SUMMER SONG COURT
BUFORD, GA 30519
678.207.6830 (Ph)
CONTACT: JON M. EVANS, P.E.

