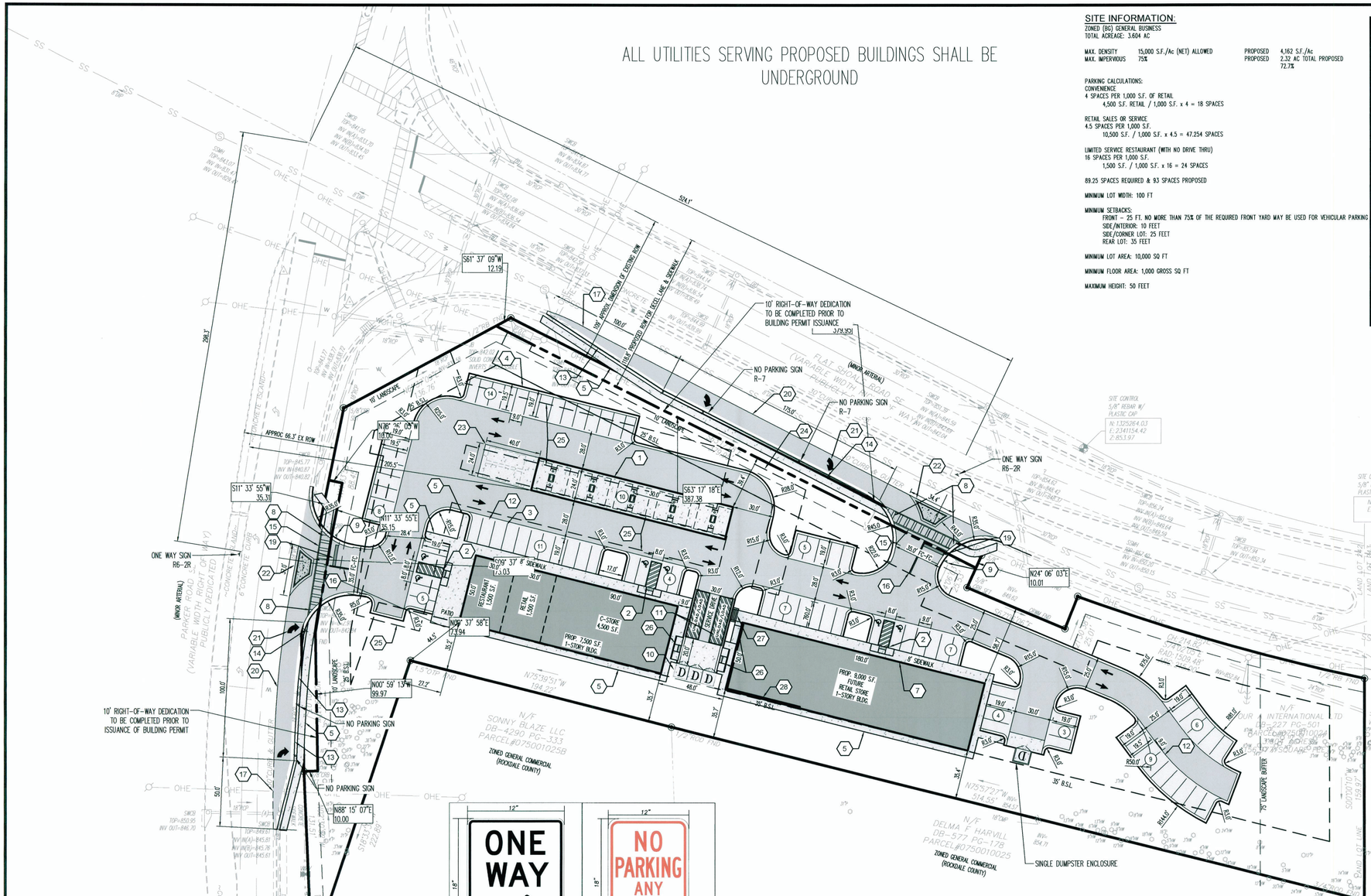
ALL UTILITIES SERVING PROPOSED BUILDINGS SHALL BE UNDERGROUND



SITE INFORMATION:

ZONED (BG) GENERAL BUSINESS
TOTAL ACREAGE: 3.604 AC

MAX. DENSITY 15,000 S.F./Ac (NET) ALLOWED — PROPOSED 4,162 S.F./Ac
MAX. IMPERVIOUS 75% — PROPOSED 2.32 AC TOTAL PROPOSED 72.7%

PARKING CALCULATIONS:
CONVENIENCE
4 SPACES PER 1,000 S.F. OF RETAIL
4,500 S.F. RETAIL / 1,000 S.F. x 4 = 18 SPACES

RETAIL SALES OR SERVICE
4.5 SPACES PER 1,000 S.F.
10,500 S.F. / 1,000 S.F. x 4.5 = 47.254 SPACES

LIMITED SERVICE RESTAURANT (WITH NO DRIVE THRU)
16 SPACES PER 1,000 S.F.
1,500 S.F. / 1,000 S.F. x 16 = 24 SPACES

89.25 SPACES REQUIRED & 93 SPACES PROPOSED

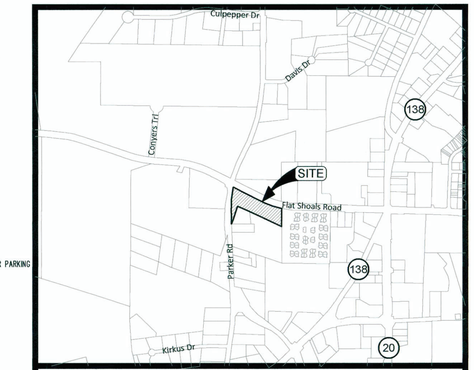
MINIMUM LOT WIDTH: 100 FT

MINIMUM SETBACKS:
FRONT – 25 FT. NO MORE THAN 75% OF THE REQUIRED FRONT YARD MAY BE USED FOR VEHICULAR PARKING
SIDE/INTERIOR: 10 FEET
SIDE/CORNER LOT: 25 FEET
REAR LOT: 35 FEET

MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM FLOOR AREA: 1,000 GROSS SQ FT

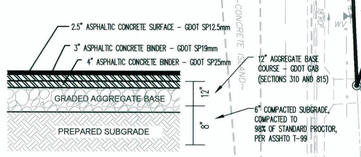
MAXIMUM HEIGHT: 50 FEET



KEY NOTE LEGEND:

1. 144' x 24' CANOPY WITH FUELING PUMPS
2. ADA RAMP, SIGN, AND STRIPING, SEE DETAILS ON SHEET C-16
   (1) VAN ACCESSIBLE – 8 FT. STRIPING
   (1) VAN ACCESSIBLE ADA SIGN.
   (1) ADA RAMP
   (1) STD. ADA SIGN
3. PROPOSED PARKING STRIPING, 4" SOLID WHITE (TYP.)
4. 24" CURB & GUTTER (TYPICAL) (SEE DETAIL ON SHEET C-16)
5. 5' CONCRETE SIDEWALK
6. 3' CONCRETE SIDEWALK
7. 8' CONCRETE SIDEWALK
8. A.D.A. RAMP, GDOT AS/A4 TYPE D
9. 24" STOP BAR & STOP SIGN
10. PROPOSED TRIPLE DUMPSTER ENCLOSURE
11. 10' x 35' LOADING ZONE
12. STANDARD PARKING, 9' x 19' (TYP.)
13. 30" CURB & GUTTER (TYP.), GDOT 9032B TYPE 2
14. PROP. SIGN R3-5R "RIGHT TURN ONLY"
15. PROP. PEDESTRIAN CROSSWALK
16. PROP. DBL. CENTER LINE (YELLOW)
17. 5" MINI SKIP (WHITE)
18. DETAIL C (WHITE)
19. PROP. 24" STOP BAR
20. 5" SOLID (WHITE)
21. TYPE 2 TURN ARROW (TYP.)
22. CONCRETE ISLAND PER GDOT DETAIL
23. UNDERGROUND FUEL TANKS
24. 20' EXISTING SANITARY SEWER EASEMENT
25. DRAINAGE EASEMENT (UNDERGROUND POND)
26. SERVICE RAMP
27. STEPS
28. FOUNDATION WALL (BY OTHERS)

ALL STRIPING IN PUBLIC ROW TO BE THERMOPLASTIC



RIGHT-OF-WAY PAVING

SITE LEGEND:

- NORMAL DUTY ASPHALT PAVEMENT SHEET C-16:
- HEAVY DUTY ASPHALT PAVEMENT: SHEET C-16
- CONCRETE DRIVEWAYS / SIDEWALKS: SHEET C-16
- PROPOSED BUILDING: SHEET C-16

SIDEWALK NOTES:

REPLACEMENT OF NEW SIDEWALK PLACED ALONG RIGHT OF WAY SHALL BE OF THE SAME WIDTH AND CONSTRUCTION STANDARDS AS THE EXISTING SIDEWALK. THIS INCLUDES STAMPED CONCRETE BETWEEN CURB AND SIDEWALK.

PORTIONS OF DRIVEWAYS WITHIN PUBLIC RIGHT AWAY SHALL BE 6 INCHES THICK, 4000 PSF FIBER REINFORCED CONCRETE.

NOTE: WHEEL STOPS SHALL BE USED IN PARKING SPACES THAT ABOUT LANDSCAPED AREAS.

DUMPSTER ENCLOSURE NOTES:

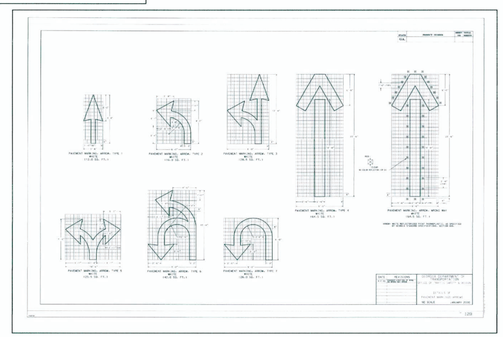
AESTHETIC APPEARANCE AND LOCATION:

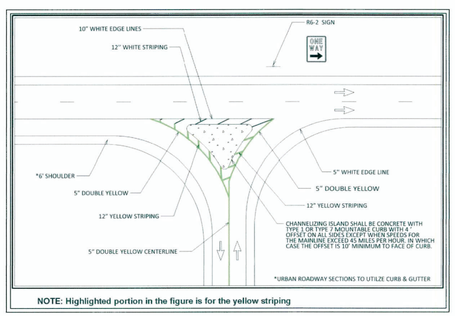
ALL DUMPSTER ENCLOSURES SHALL BE VISUALLY CONCEALED ON THREE SIDES BY AN OPAQUE ARCHITECTURAL WALL THAT IS NOT LESS THAN EIGHT FEET IN HEIGHT, AND CONSTRUCTED FROM BRICK, INDIGENOUS ROCK, OR NATURAL STONE FINISH MATERIALS THAT ARE VISUALLY COMPATIBLE WITH THE AESTHETIC APPEARANCE AND PRINCIPAL STRUCTURES; AND ON THE 4TH SIDE, BY AN OPAQUE GATE, THAT IS NOT LESS THAN EIGHT FEET IN HEIGHT, AND IS CONSTRUCTED FROM A DURABLE METAL FINISH MATERIAL. A ROW OF DEFENSE EVERGREEN HEDGES LAND OR TREES MAY BE PLANTED TO FURTHER SUPPLEMENT THE AESTHETIC APPEARANCE OF THE DUMPSTER ENCLOSURE. ALL DUMPSTER ENCLOSURES SHALL BE RESTRICTED TO LOCATIONS THAT ARE IN THE REAR YARD ONLY.

PADS:

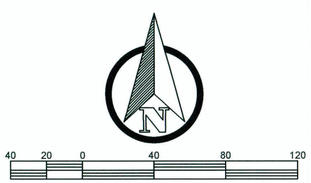
a. ALL DUMPSTER ENCLOSURES SHALL BE PLACED ON CONCRETE PADS AND HAVE AN APPROACH PAD THAT IS OF SUFFICIENT SIZE AND STRENGTH TO SUPPORT THE WEIGHT OF SERVICE VEHICLES. THE APPROACH PAD SHALL BE REINFORCED CONCRETE, 3000 POUNDS PER SQUARE INCH, AND SHALL BE NO LESS THAN 8 INCHES IN THICKNESS.

b. THE COMBINED DIMENSIONS OF BOTH CONCRETE PAD AND THE APPROACH PAD SHALL BE NO LESS THAN 20 FEET IN LENGTH BY 10 TO FEET AND WIDTH.





NOTE: Highlighted portion in the figure is for the yellow striping



LEVEL II CERTIFIED DESIGN PROFESSIONAL

GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
CERTIFICATION NUMBER: 0000039604
EXP 5/21/2025

PREPARED BY
Land Solution Associates, LLC
P.O. Box 187
Tiger, GA 30576
(o) 678.725.4631
(e) landsolutionassociates@gmail.com
CONTACT: ROBERT "BO" CONE

OWNER/DEVELOPER:
1618 Land Holdings, LLC
1550 N. Brown Rd, Ste. 130
Lawrenceville, GA 30043

24-Hour Contact:
Husein Hamirani
678-667-0501 TEL
hhamirani@gmail.com

FLAT SHOALS MARKET
975 FLAT SHOALS ROAD

LAND LOT 242 - 10th DISTRICT
PARCEL ID: 0750010024
CITY OF CONYERS (ROCKDALE CO.), GEORGIA

SHEET TITLE: SITE PLAN

SIGNED / SEALED

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE36372
PROFESSIONAL ENGINEER
BRANDA KATHLEEN WOODRUM
8|10|23

No.	REVISION	DATE:
1	ADDRESS COUNTY COMMENTS	8/3/2023
2	ADDRESS COUNTY COMMENTS	9/10/2023
3	ADDRESS COUNTY COMMENTS	11/7/2023

DESIGNED BY: RAC
DRAWN BY: JAM
CHECKED BY: RAC
SCALE: AS SHOWN
SHEET C-5
23-007
8-Nov-23