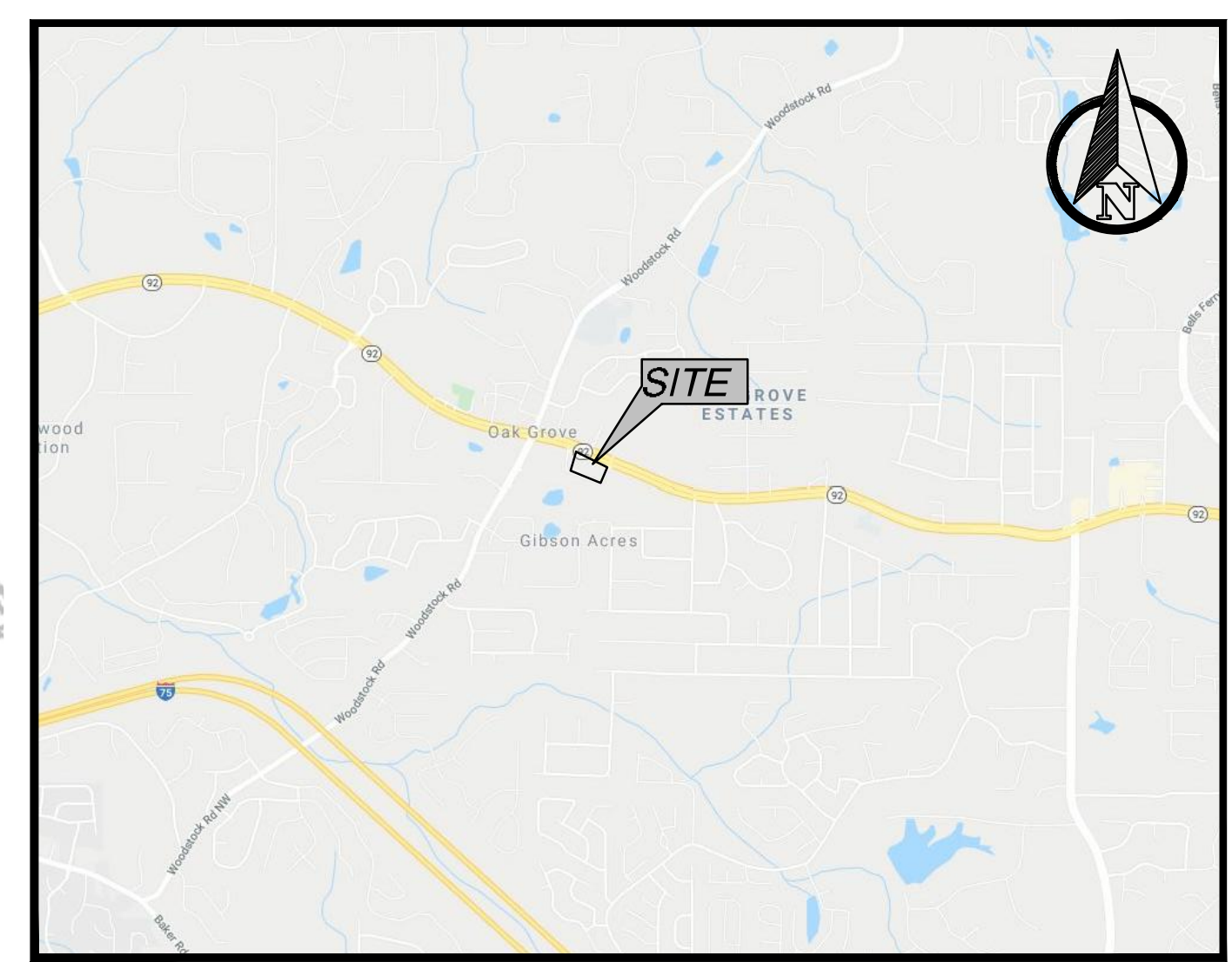
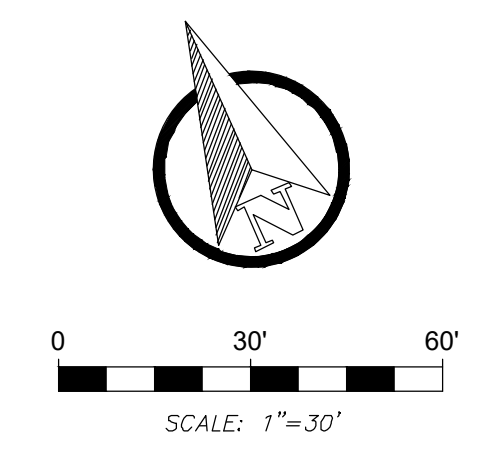


STORM DETAIL



VICINITY MAP  
N.T.S.

SITE LEGEND

- PROPERTY LINE
- - - - BUILDING SETBACK/BUFFER
- XX XX XX FENCE
- (10) PARKING COUNT

SITE DATA

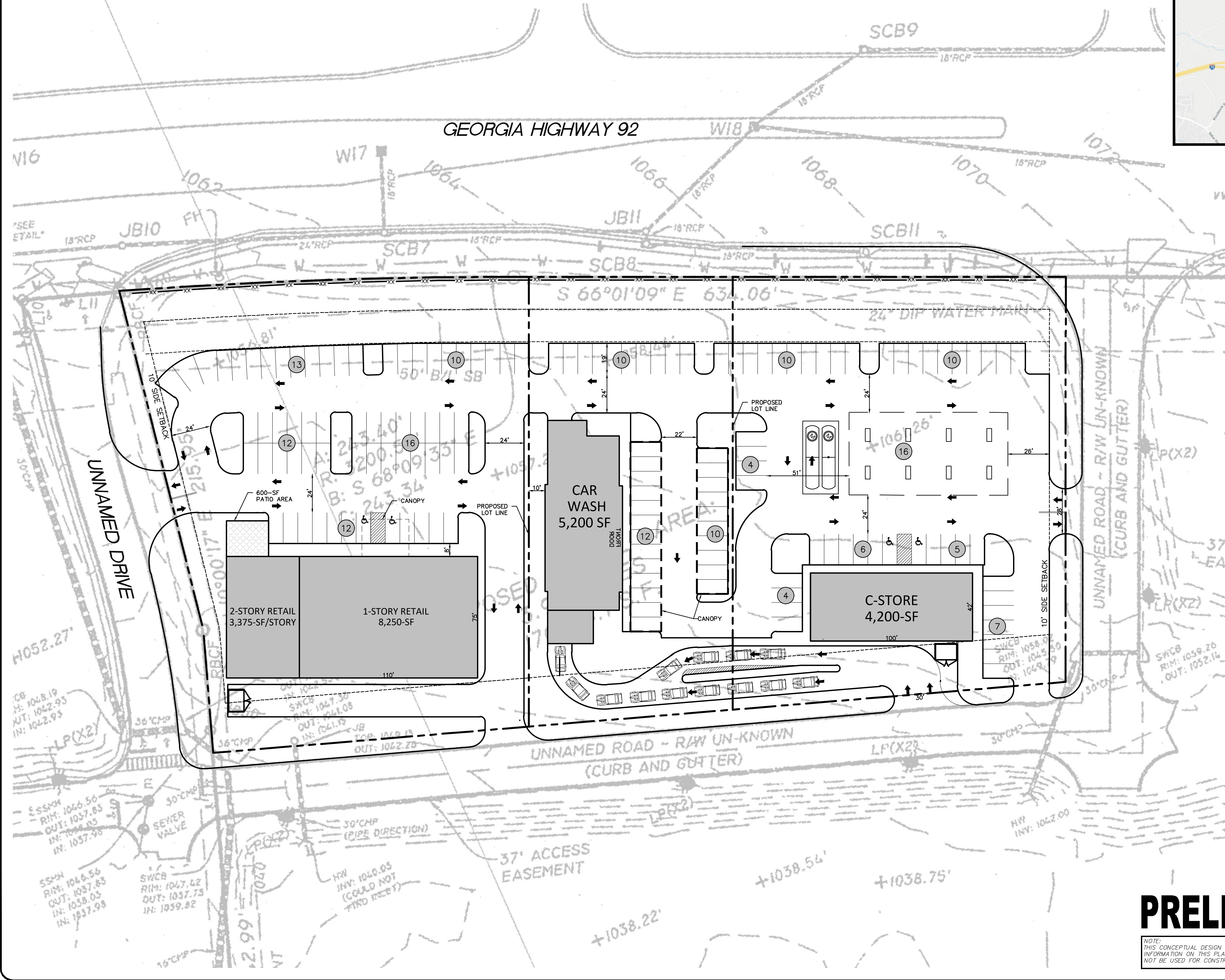
LOCAL JURISDICTION	CHEROKEE COUNTY
PRIMARY PARCEL ID	21N12 063
ZONING DESIGNATION	GC
OVERLAY DISTRICT	HWY 92 OVERLAY
TOTAL PROPERTY ACREAGE	±3.92 ACRES
TOTAL DISTURBED ACREAGE	TBD
PROPOSED USE	RETAIL, CARWASH, & C-STORE
FRONT BUILDING SETBACK	20'
SIDE BUILDING SETBACK	10'
REAR BUILDING SETBACK	30'
HIGHWAY 92 OVERLAY LANDSCAPE BUFFER	40'

PARKING SUMMARY

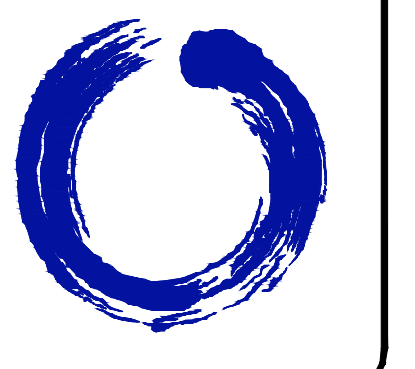
	BUILDING	REQUIRED	PROVIDED
CAR WASH	5,200-SF	31	40
RETAIL	15,000-SF	75	83
C-STORE	4,200-SF	7	34
<b>TOTAL</b>		<b>113</b>	<b>157</b>

- REQUIREMENTS BASED ON:
- COMMUNITY RETAIL: 1/200 SF
  - CAR WASH: 1/200 SF, + 5 QUEUE SPACES PER SERVICE LINE
  - CONVENIENCE STORE: MINIMUM 5 SPACES, + 1 SPACE PER EMPLOYEE

\*PARKING EASEMENT REQUIRED TO PROVIDE NECESSARY RETAIL PARKING SPACES



**CONTINIO GROUP**  
7555 COMMERCE DRIVE  
SUITE 600  
DECATUR, GA 30030  
678.601.6046  
www.icg.engineer



JUNIPER DEVELOPMENT

615 CROYDON LANE  
ALPHARETTA, GA 30022  
CONTACT: ALEX PANJAWANI  
770.402.8474

WOODSTOCK ROAD AND HIGHWAY 92

ISSUED FOR: CONCEPT PLAN  
JURISDICTION: CHEROKEE COUNTY  
LOCATION: HWY 92 AND WOODSTOCK RD ACWORTH, GA

#	DATE	REVISIONS

DRAWN: MD  
CHECK: BHR  
JOB NO: 19-324  
DATE: 11/25/19

CSP09  
SHEET 01

**PRELIMINARY CONCEPT**

NOTE: THIS CONCEPTUAL DESIGN SHOULD BE UTILIZED AS A GRAPHICAL REPRESENTATION OF A POSSIBLE DESIGN CHOICE. THE INFORMATION ON THIS PLAN WAS DESIGNED FROM LIMITED MATERIAL AND HAS ITS INACCURACIES. THEREFORE IT SHOULD NOT BE USED FOR CONSTRUCTION UNTIL ALL APPLICABLE MATERIAL NEEDED HAS BEEN REVIEWED AND INCORPORATED.

C:\USERS\THEODO\OROPBOX (CONTINIO-MASTER)\CONTINIO-MASTER\PROJECTS\2019\19-324 - M.PANJAWANI - WOODSTOCK RD & HWY 92\DWG