

LINE TABLE		
CALL	BEARING	DISTANCE
L1	N28°21'37"E	44.76'
L2	S54°30'40"E	111.34'
L3	S56°47'33"E	96.39'
L4	S56°59'41"E	333.02'
L5	S64°11'15"E	92.58'
L6	S29°34'04"E	573.21'
L7	S19°16'13"W	71.81'
L8	S11°09'35"W	228.31'
L9	S11°0'46"W	124.31'
L10	S13°20'57"W	85.17'
L11	N79°00'37"W	6.66'
L12	S34°16'08"W	138.00'
L13	N35°33'08"E	9.94'
L14	N09°46'26"W	157.02'
L15	N17°01'26"W	99.94'
L16	N24°38'02"W	151.32'
L17	N13°11'41"W	133.68'
L18	N58°29'43"E	379.27'
L19	N64°12'54"W	70.29'
L20	N57°32'05"W	422.53'
L21	N55°58'31"W	113.67'
L22	N13°04'43"W	32.15'
L23	S54°18'56"W	20.02'
L24	N32°31'29"W	97.35'
L25	N22°38'22"E	74.47'
L26	N31°01'04"E	76.50'

CURVE TABLE				
CALL	BEARING	DISTANCE	ARC LENGTH	RADIUS
C1	N57°15'11"W	90.62'	90.67'	835.96'
C2	N35°20'30"W	465.76'	473.78'	741.32'
C3	N29°52'08"W	226.68'	227.12'	1055.35'
C4	N38°55'58"W	111.31'	111.37'	1037.81'

ZONING DATA TABLE:

CURRENT ZONING:	HB (HIGHWAY BUSINESS)
PROPOSED ZONING:	N/A
OVERLAY DISTRICT:	N/A
PROPOSED USE ALLOWED IN ZONING:	YES
MINIMUM LOT AREA:	N/A
MINIMUM LOT WIDTH:	100'
MINIMUM ROAD FRONTAGE:	N/A
MAXIMUM BUILDING HEIGHT:	60' (5 STORIES)
MAXIMUM COVER:	50%
BUILDING SETBACKS:	
FRONT:	NONE
SIDE:	15' (STREET) 10' (INTERNAL)
REAR:	25', 30' ABUTTING R-1, R-2, R-3, TND, PUD
LANDSCAPE STRIPS:	
ALONG ROW:	10'
OTHER:	
BUFFERS:	
ZONING BUFFER:	30' ABUTTING R-1, R-2, R-3, TND, PUD
OTHER:	15% LANDSCAPED OPEN SPACE

THIS PROPERTY DOES NOT LIE IN A 100-YR FLOOD ZONE AS SHOWN ON FIRM COMMUNITY PANEL NO. 13130C0284G, DATED APRIL 4, 2016.

GEORGIA D.O.T. NOTES

THE WORK AUTHORIZED MUST BEGIN WITHIN THREE MONTHS AND BE COMPLETED WITHIN TWELVE MONTHS ON A SCHEDULE SATISFACTORY TO THE DEPARTMENT FROM THE PERMIT APPROVAL DATE AND ALSO, BE COMPLETED BEFORE THIS FACILITY IS OPEN TO THE PUBLIC.

THE FOLLOWING WILL NOT BE ALLOWED ON DOT RIGHT-OF-WAY: (1) DIVERSION OF ADDITIONAL DRAINAGE AREA ONTO THE RIGHT-OF-WAY OR INCREASE IN THE C/S OF CURRENT VOLUMES OF WATER, (2) GRADING EXCEPT AT DRIVEWAY CONSTRUCTION LOCATION, (3) HEADWALLS, (4) SIGNS, DISPLAY DEVICES, AND OTHER STRUCTURES WHICH ARE DESIGNED, INTENDED, OR USED TO ADVERTISE OR INFORM, (5) LANDSCAPING WITHOUT PRIOR APPROVAL OF THE LANDSCAPE PLAN.

ALL EXISTING UTILITIES WHICH WOULD BE UNDER NEW PAVEMENT OR IN ACCELERATION/DECELERATION LANES SHALL BE RELOCATED BEFORE FINAL GRADING OR PAVING AND AT NO COST TO THE DOT, OR AN APPROVED RETENTION LETTER FROM THE UTILITY OWNER.

CONSTRUCTION OF EROSION CONTROL BARRIERS PER GEORGIA DEPARTMENT OF NATURAL RESOURCES CODE 391-3-7 AND SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.

APPLICANT SHALL RESTORE ALL EXISTING SIGNS AND REGRESS TO DOT SPECIFICATIONS ALL RIGHT OF WAY THAT IS DISTURBED DURING WORK AUTHORIZED HEREIN.

THE PERMIT APPLICANT IS RESPONSIBLE FOR REPLACEMENT OF ALL EXISTING PAVEMENT MARKINGS DAMAGED BY THE PERMIT CONSTRUCTION AND THE ADDITION OF NEW PAVEMENT MARKINGS AND OR SIGNS AS SHOWN ON THE APPROVED PLAN, OR CURRENT M.U.T.C.D. GUIDELINES.

ALL CURBED ISLANDS SHALL BE FILLED TO THE TOP OF CURB WITH TOP SOIL, AND GRASSED. NOTE: THIS APPROVAL DOES NOT ALLOW ANY WORK ON STATE RIGHT-OF-WAY IN CONNECTION WITH UTILITY LINES (SANITARY SEWER, WATER, TELEPHONE, GAS, ETC.)

REQUIRED PAVEMENT SPECIFICATIONS
1 1/4"-----9.5 mm SUPERPAVE
2"-----19 mm SUPERPAVE
8"-----25 mm SUPERPAVE
12"-----GRADED AGGREGATE BASE COURSE

NOTICE

THIS PERMIT IS APPROVED SUBJECT TO THE REVISIONS AND COMMENTS SHOWN IN RED ON THE ATTACHED PLAN COPY AND SHALL REMAIN DEPENDENT UPON COMPLIANCE WITH THESE.

NO WORK WILL BE ACCOMPLISHED UNDER THIS PERMIT WITHIN THE CONSTRUCTION LIMITS OF ANY DOT PROJECT WITHOUT WRITTEN APPROVAL OF THE PRIME CONTRACTOR.

THE MAINTENANCE OF THE DRIVEWAY FROM THE NORMAL EDGE OF PAVEMENT IS THE RESPONSIBILITY OF THE PERMITEE.

OVERLAY SHALL BE AS DIRECTED BY GDOT PERMIT INSPECTOR.

ALL SIDEWALKS, CROSSWALKS AND RAMPS SHALL MEET ADA STANDARDS GDOT DETAILS.

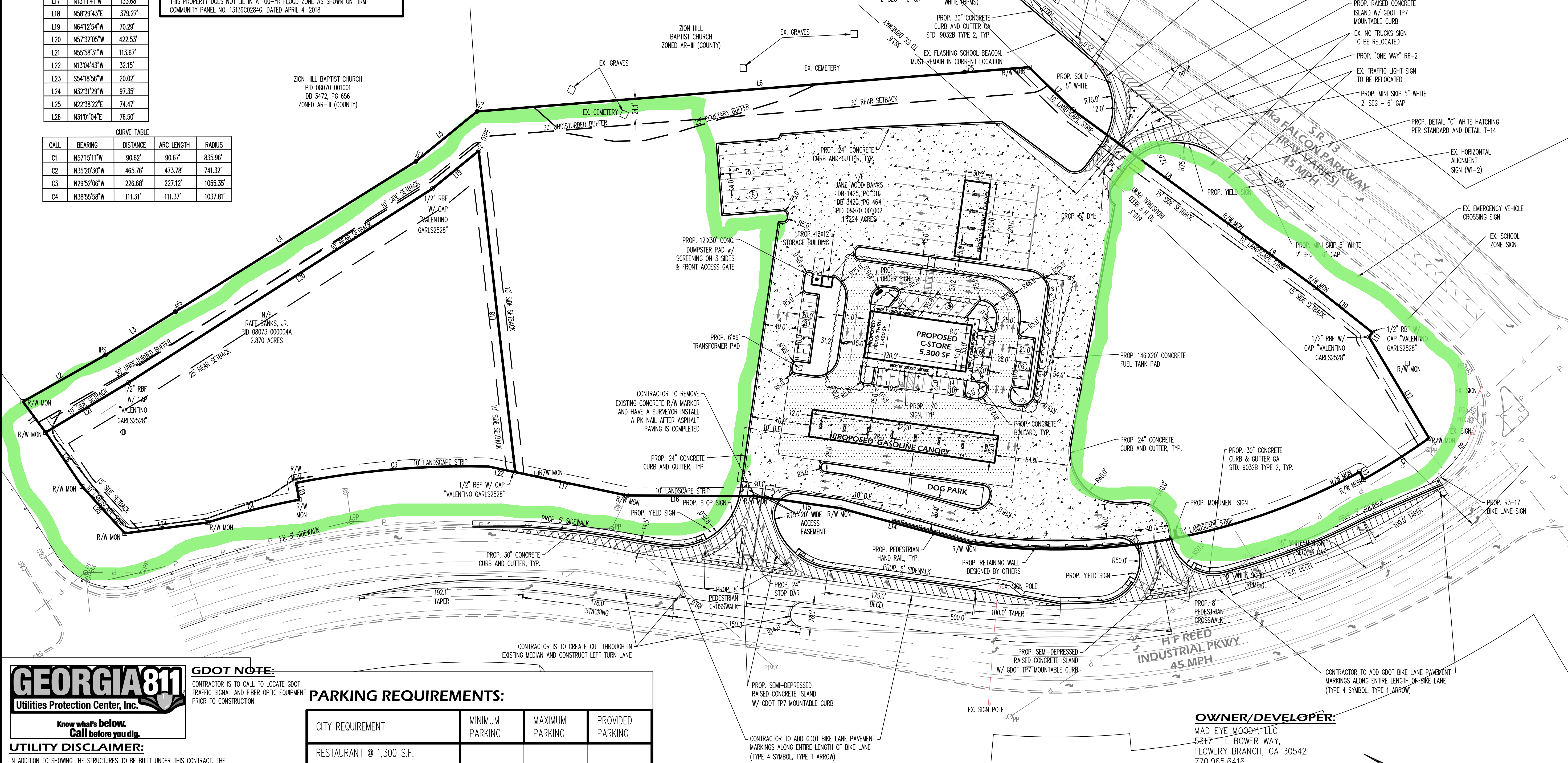
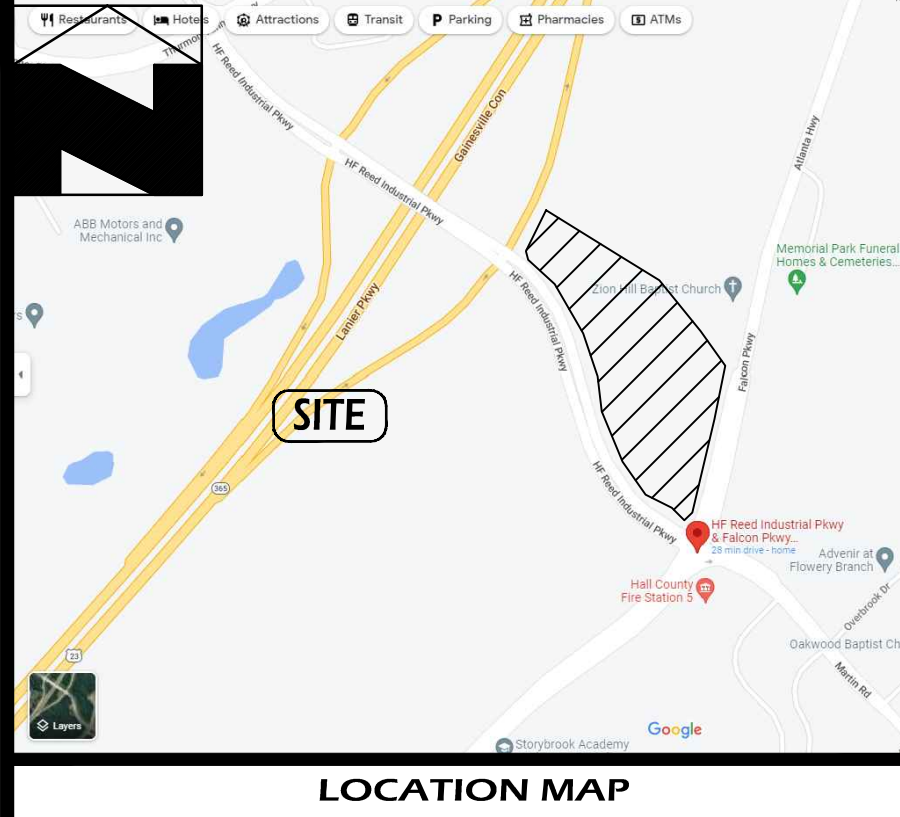
THE APPLICANT IS RESPONSIBLE TO OBTAIN ALL NECESSARY ENVIRONMENTAL APPROVALS PRIOR TO ANY WORK ON STATE R/W.

ALL WORK PERFORMED WITHIN GDOT R/W SHALL CONFORM TO GDOT STANDARDS AND DETAILS.

ANY UTILITIES REQUIRING RELOCATION SHALL MEET GDOT CLEAR ZONE AT NO COST TO THE DEPARTMENT.

PAVEMENT LEGEND

- GDOT ASPHALT PAVING
(SEE DETAIL THIS SHEET)
- 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 NOTE:

CONTRACTOR IS TO CALL TO LOCATE GDOT TRAFFIC SIGNAL AND FIBER OPTIC EQUIPMENT PRIOR TO CONSTRUCTION

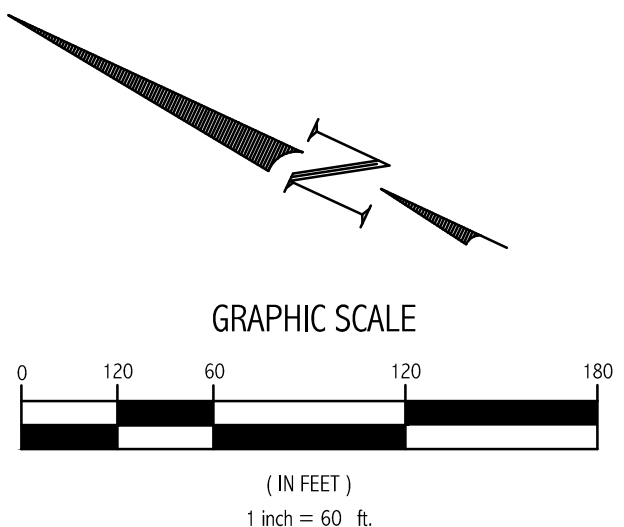
PARKING REQUIREMENTS:

CITY REQUIREMENT	MINIMUM PARKING	MAXIMUM PARKING	PROVIDED PARKING
RESTAURANT @ 1,300 S.F. 1 SPACE PER 125 S.F. (MIN) 1 SPACE PER 75 S.F. (MAX)	11	17	13
CONVENIENCE STORE @ 5,300 S.F. 1 SPACE PER 200 S.F. (MIN) 1 SPACE PER 150 S.F. (MAX)	27	35	31
TOTAL	38	52	44*

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

OWNER/DEVELOPER:

MAD EYE MOODY, LLC
5317 T.L. BOWER WAY,
FLOWERY BRANCH, GA 30542
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NO. 26681
PROFESSIONAL
ENGINEER
JON M. EVANS
7-16-25
GSWCC LEVEL II CERT. # 10877

PROJECT NAME H F REED & FALCON PARKWAY RETAIL CENTER

5990 H F REED INDUSTRIAL PKWY.
L.L. 72 & 73. 8th DIST.
CITY OF FLOWERY BRANCH
GEORGIA

DATE:
8-23-22

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

- ☐ Not Released For Construction
☒ Released For Construction

OWNER/DEVELOPER

MAD EYE MOODY, LLC
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REVISIONS

2	03-29-24	PER CITY, FIRE, GASWCC COMMENTS
3	04-15-24	PER GDOT COMMENTS
4	05-10-24	PER CITY AND GDOT COMMENTS
5	01-06-25	STORM REVISION
6	02-14-25	SITE REVISION
7	04-07-25	STORMWATER STRUCTURE REVISION

JOB NUMBER:
22-046

SHEET TITLE
SITE PLAN
C-3