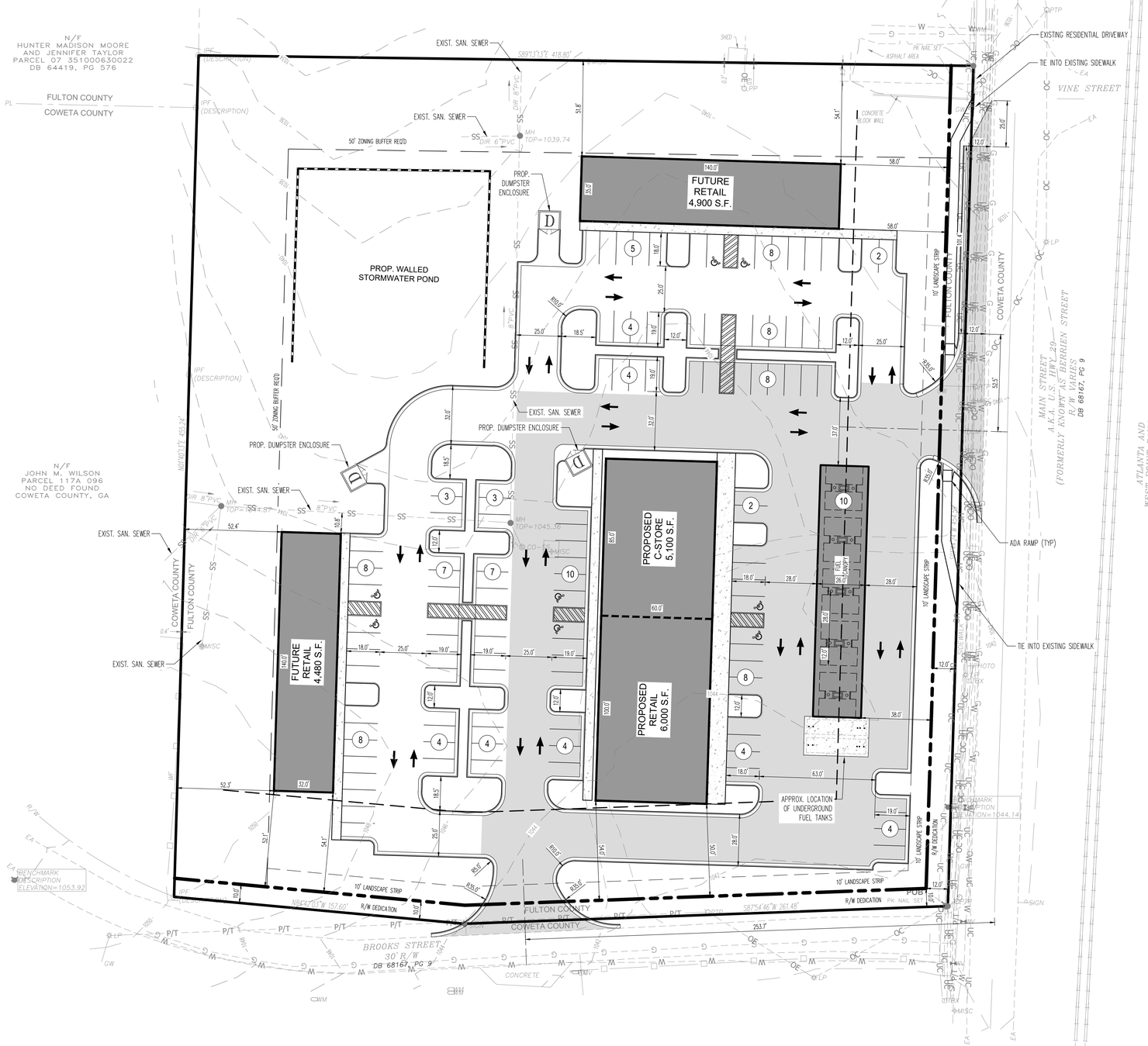
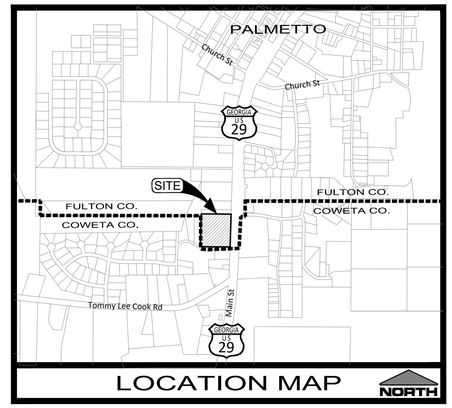
Capacity Calculation				
Project:	Manny's Project		Date:	04/30/25
Type of Establishment		Gal per day each	Number	Line Total
Convenience Store	Restroom	400	2	800
Liquor Store / Retail	Restroom	400	2	800
				0
Total Gallons Per Day Average Flow				1,600
Peaking Factor				2.50
Peak Gallons Per Day				4,000
Peak Gallons per Minute				2.8

Future Capacity Calculation				
Project:	Manny's Project		Date:	04/30/25
Type of Establishment		Gal per day each	Number	Line Total
4,900 s.f. Retail	Restroom	400	6	2400
4,4800 s.f. Retail	Restroom	400	6	2400
				0
Total Gallons Per Day Average Flow				4,800
Peaking Factor				2.50
Peak Gallons Per Day				12,000
Peak Gallons per Minute				8.3





PARKING REQUIREMENTS:

CITY REQUIREMENT		REQUIRED MINIMUM	PARKING PROVIDED
RETAIL	6,000 S.F.	24	25
1 SPC. PER 250 GFA	*6,000 S.F.*		
C-STORE	5,100 S.F.	20	25
1 SPC. PER 250 GFA	*5,100 S.F.*		
FUTURE RETAIL	4,900 S.F.	20	31
1 SPC. PER 250 GFA	*4,900 S.F.*		
FUTURE RETAIL	4,480 S.F.	18	44
1 SPC. PER 250 GFA	*4,480 S.F.*		
	TOTAL	82	125

* INCLUDES 6 A.D.A PARKING SPACE (5 REQUIRED)

SEC. 15-37. - VEHICLE SERVICE STATIONS.

A. THERE SHALL BE A MINIMUM LOT AREA OF ONE ACRE AND MINIMUM LOT WIDTH OF 150 FEET ON AN ARTERIAL STREET.

B. ONLY ONE DRIVEWAY SHALL BE PERMITTED FROM EACH STREET, UNLESS THE CITY COUNCIL DETERMINES ADDITIONAL DRIVEWAYS WILL BE NECESSARY TO ENSURE SAFE AND EFFICIENT ACCESS TO THE SITE. DRIVEWAYS OR CURB OPENINGS SHALL BE LOCATED AT LEAST 100 FEET FROM ANY INTERSECTION AND 50 FEET FROM ANY ADJACENT RESIDENTIAL DISTRICT BOUNDARY LINE. NO DRIVE SHALL BE LOCATED NEARER THAN 75 FEET, AS MEASURED ALONG THE PROPERTY LINE, TO ANY OTHER DRIVEWAY. HOWEVER, IF THE PROPERTY IS LOCATED WITHIN THE ACCESS MANAGEMENT OVERLAY DISTRICT, THE REQUIREMENTS OF THAT DISTRICT SHALL APPLY.

C. PUMP ISLANDS SHALL BE A MINIMUM OF 30 FEET FROM ANY PUBLIC RIGHT-OF-WAY OR LOT LINE. TANKS, PROPANE, AND PETROLEUM PRODUCTS SHALL BE SET BACK AT LEAST 15 FEET FROM ANY LOT LINE.

D. OVERHEAD CANOPIES SHALL BE SETBACK AT LEAST 20 FEET FROM THE RIGHT-OF-WAY AND CONSTRUCTED OF MATERIALS CONSISTENT WITH THE PRINCIPAL BUILDING. THE PROPOSED CLEARANCE OF ANY CANOPY SHALL BE NOTED ON THE SITE PLAN. ALL SIGNS, LOGOS, OR IDENTIFYING PAINT SCHEME SHALL BE IN ACCORDANCE WITH THE PALMETTO SIGN ORDINANCE. THE CANOPY SHALL NOT EXCEED 18 FEET IN HEIGHT. LIGHTING IN THE CANOPY SHALL BE RECESSED, FULLY SHIELDED, AND DIRECTED DOWNWARD TO PREVENT OFF-SITE GLARE.

E. THE INTENSITY OF LIGHTING WITHIN A SITE SHALL MEET THE REQUIREMENTS OF SECTION 18-4.

F. IF THE USE INCLUDES INSTALLATION OF OIL OR OTHER AUTOMOTIVE FLUIDS EXCEPT FOR FUEL, THE APPLICANT SHALL SUBMIT A POLLUTION INCIDENCE PROTECTION PLAN (PIPP). THE PIPP SHALL DESCRIBE MEASURES TO PREVENT GROUNDWATER CONTAMINATION CAUSED BY ACCIDENTAL SPILLS OR LEAKAGE OF GASOLINE OR OTHER HAZARDOUS MATERIALS, SUCH AS SPECIAL CHECK VALVES, DRAIN BACK CATCH BASINS, AND AUTOMATIC SHUT OFF VALVES, AS APPROVED BY THE CITY OF PALMETTO FIRE DEPARTMENT AND CITY ENGINEER.

G. IN THE EVENT THAT A GASOLINE STATION USE HAS BEEN ABANDONED OR TERMINATED FOR A PERIOD OF MORE THAN 12 MONTHS, ALL UNDERGROUND GASOLINE STORAGE TANKS SHALL BE REMOVED FROM THE PREMISES, IN ACCORDANCE WITH STATE REQUIREMENTS.

H. A VEHICLE SERVICE STATION MAY BE COMBINED WITH OTHER USES, SUCH AS CONVENIENCE STORE, VEHICLE WASH, AND/OR RESTAURANTS; PROVIDED ALL REQUIREMENTS, INCLUDING PARKING, ARE MET FOR EACH USE AND THE MOST RESTRICTIVE REQUIREMENTS APPLICABLE TO ANY SINGLE USE SHALL APPLY.

LEVEL II CERTIFIED DESIGN PROFESSIONAL

GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
CERTIFICATION NUMBER: 0000039604
EXPIRES: 05/21/2026

PREPARED BY
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OWNER / DEVELOPER:
Manbir Singh & Jujhar Singh

24-Hr CONTACT:
Manny Singh
678-230-6563
mannysingh1@comcast.net

MAIN ST. STATION

LAND LOT 63 - 7th DISTRICT
PARCEL ID: 07 35100630097
CITY OF PALMETTO (FULTON CO.), GEORGIA

SHEET TITLE: MASTER CONCEPT PLAN

SIGNED / SEALED

GEORGIA REGISTERED LANDSCAPE ARCHITECT ROBERT A. CONE 4/30/25 PRELIMINARY

No.	REVISION	DATE:

DESIGNED BY: RAC
DRAWN BY: JAM
CHECKED BY: RAC
SCALE: AS SHOWN
SHEET: C-0
25-013
30-Apr-25