

NO.	DATE	DESCRIPTION	BY	CHK	APP

SITE DEVELOPMENT PLAN
"PROPOSED FOODMART W/ RETAIL"
JIMMY CAMPBELL PKWY CITY OF DALLAS, GA
LL. 364 ~ DISTRICT 2ND, PARCEL # 35.3.1.075.0000
WHITE CHEETAH, LLC.
2561 WINTER HAVEN LN
MARIETTA, GA 30062

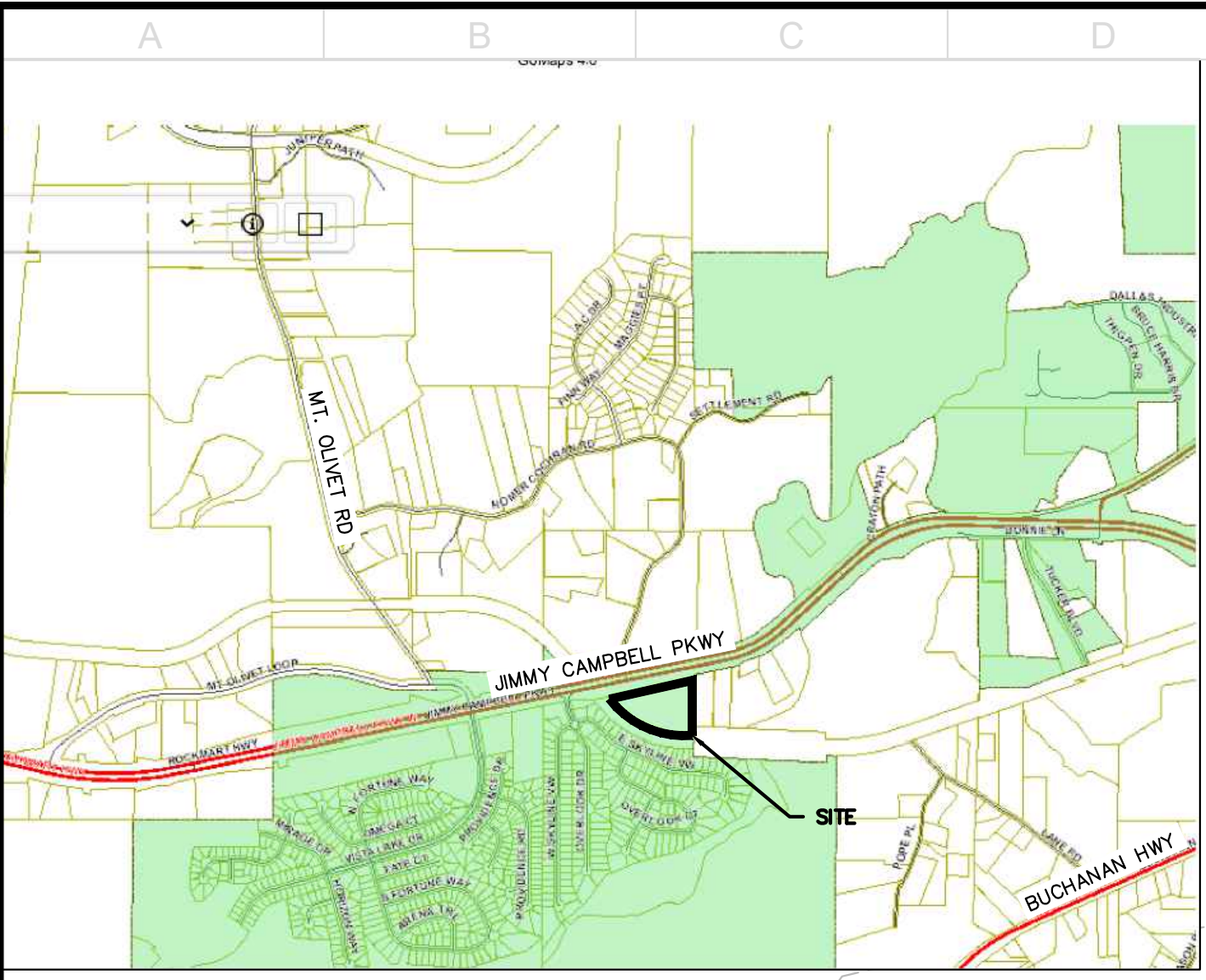
ISSUE DATE
04/10/2024

DRAWING NUMBER
PRJ4

PROJECT NUMBER
2020-036

SHEET TITLE
SITE PLAN

SHEET NUMBER
C2



JIMMY CAMPBELL PKWY SIGHT DISTANCE FOR STREETS & DRIVEWAYS

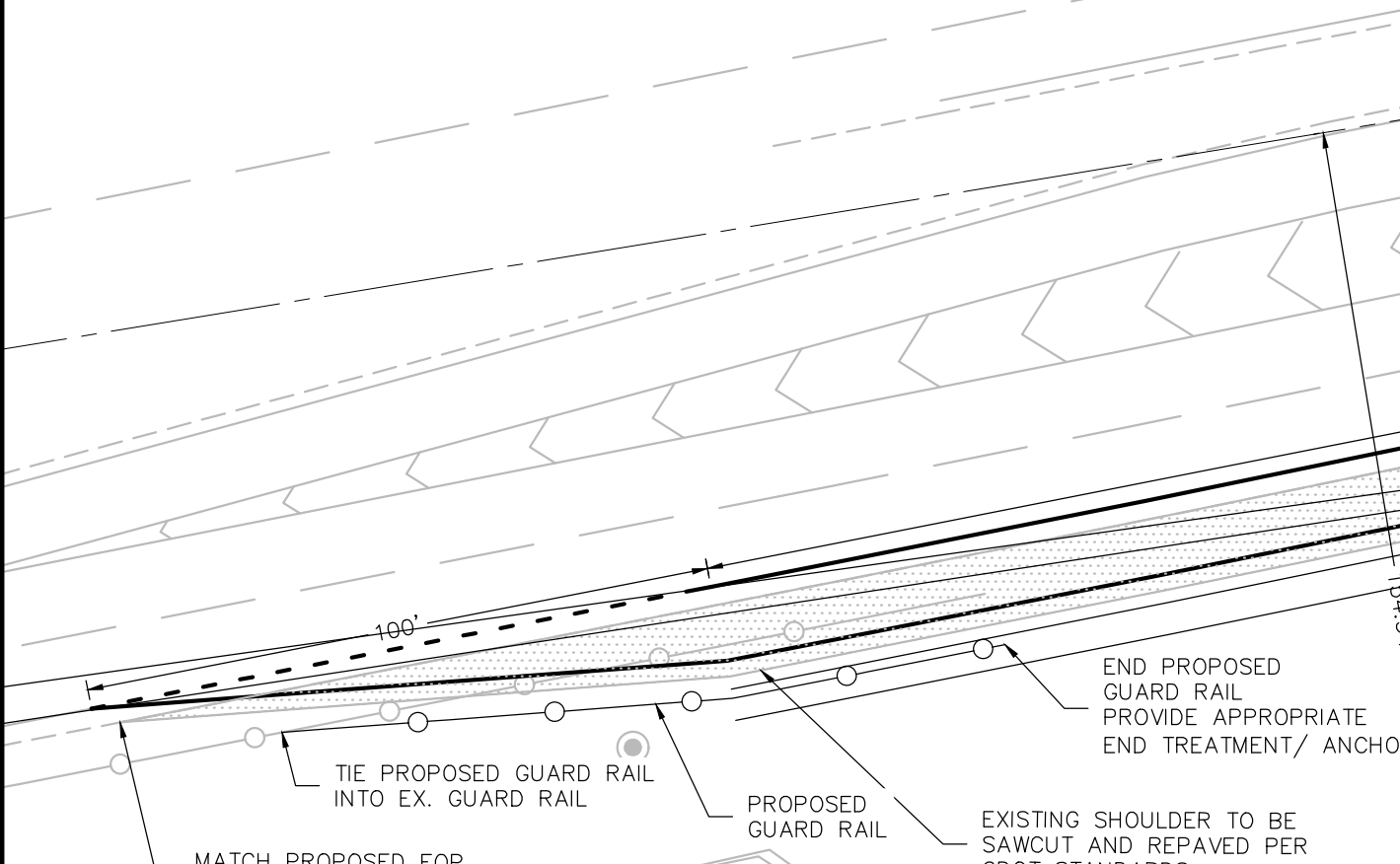
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED DRIVEWAY FOR JIMMY CAMPBELL PKWY CONVENIENCE RETAIL PROJECT IS DESIGNED WITH ADEQUATE SIGHT DISTANCE FOR THE DRIVEWAY INTERSECTION PER AASHTO CHAPTER 9 FOR AT GRADE INTERSECTIONS.

JIMMY CAMPBELL PKWY
SPEED LIMIT EAST: 55 MPH
SPEED LIMIT WEST: 65 MPH
REQUIRED SIGHT DISTANCE LEFT: 610' SIGHT DISTANCE RIGHT: 730'

T. Boomer DATE: 8/9/24

ALL STRIPING WITHIN RIGHT OF WAY SHALL BE THERMOPLASTIC

VICINITY MAP NTS



OWNER
MATCH PROPOSED EOP TO EXISTING EOP
WHITE CHEETAH, LLC.
MR. SHAMAIZ RUPANI
2561 WINTER HAVEN LANE
MARIETTA, GA 30062
404-903-1888

SITE CALCULATIONS

DESCRIPTION	SQ. FT.	ACRES	PERCENT
TOTAL SITE AREA	280,632.46	6.44	100.0%
EXISTING IMPERVIOUS AREA	0	0.00	0.0%
EXISTING PERVIOUS AREA	280,632.46	6.44	100.0%
PROPOSED IMPERVIOUS AREA	71,913.38	1.65	25.0%
PROPOSED PERVIOUS AREA	208,719.08	4.80	74.63%
BUILDING	11,500	0.26	4.09%
PAVEMENT/DRIVEWAYS	60,419.38	1.37	21.30%

AREA	ACRES
TOTAL LOT AREA	6.44 AC
C-STORE	5500 SF
OFFICE	2500 SF
RETAIL	6000 SF
MAX BUILDING HT	35'

SITE DATA

PARCEL ID: (REFERENCE): 135.3.1.075.0000
EXISTING LAND USE: UNDEVELOPED
PROPOSED LAND USE: FILING STATION/RETAIL/RESTAURANT/OFFICE
CURRENT ZONING CLASSIFICATION: C-2 GENERAL BUSINESS DISTRICT
OVERLAY DISTRICT: CORRIDOR OVERLAY DISTRICT
CURRENT LOCAL JURISDICTION: CITY OF DALLAS
FLOOD ZONE CLASSIFICATION: 'ZONE X'

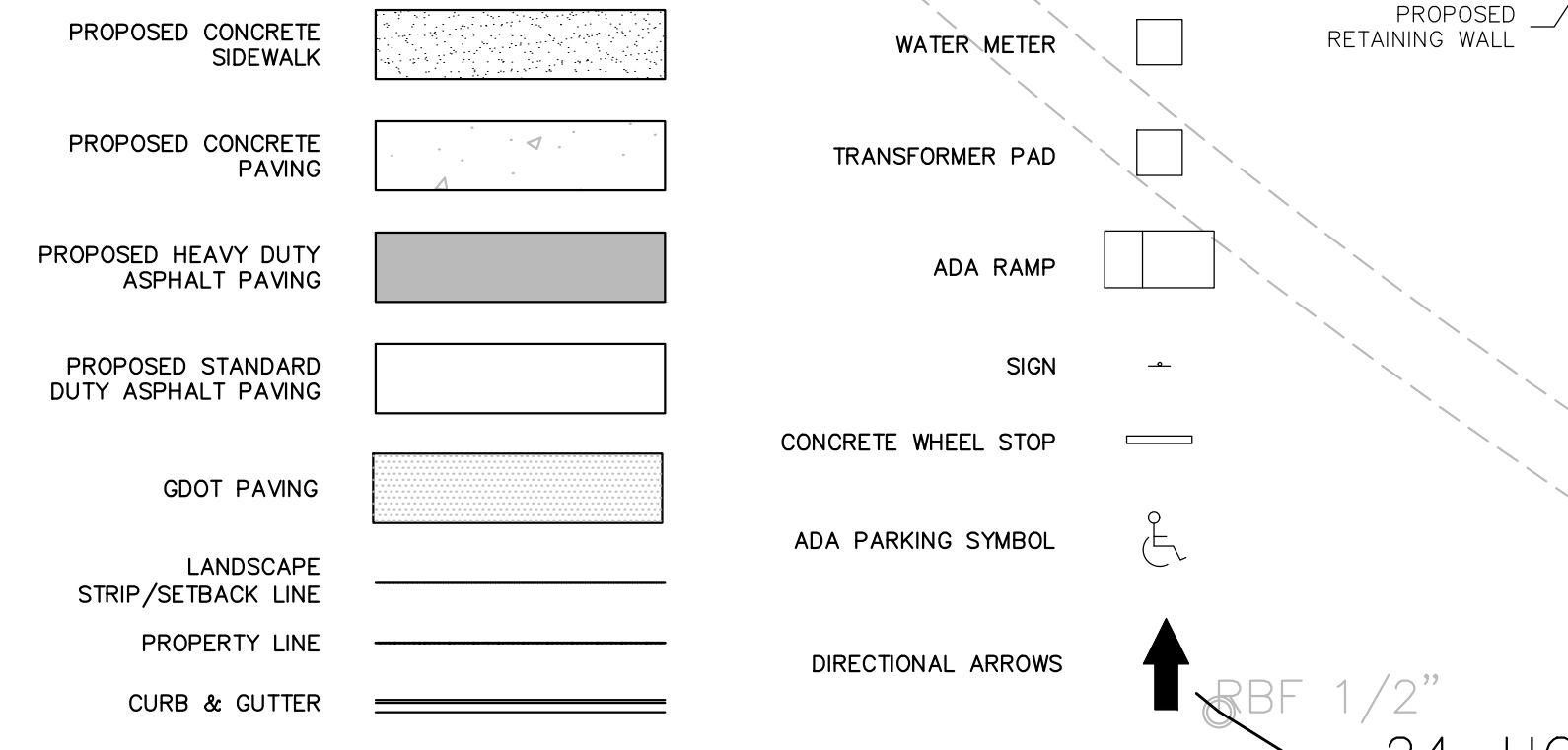
DIRECTION	PROPERTY USE	ZONING
NORTH	JIMMY CAMPBELL PKWY	N/A
EAST	SINGLE FAMILY HOME	R-2
SOUTH	VACANT (CREEKSIDE)	C-2
WEST	SILVER COMET TRAIL	N/A

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (NORTH)	40 FEET	SEE PLAN
REAR (SOUTH)	25 FEET	SEE PLAN
SIDE (EAST)	25 FEET	SEE PLAN
SIDE (WEST)	25 FEET	SEE PLAN

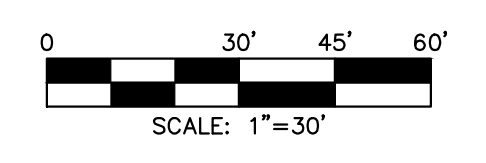
PROPOSED PARKING DATA

CITY PARKING REQUIRED:
FILING STATIONS TWO SPACES FOR EACH GAS PUMP PLUS THREE SPACES FOR EACH GREASE RACK OR SIMILAR FACILITY
5500 SF/5 FUEL PUMPS
TOTAL REQUIRED: 10 SPACES
RETAIL BUSINESS ONE SPACE FOR EACH 100 SQUARE FEET OF SALES FLOOR AREA
TOTAL REQUIRED: 60 SPACES
OFFICES, INCLUDING BANKS ONE SPACE FOR EACH 200 SQUARE FEET OF TOTAL FLOOR AREA
TOTAL REQUIRED: 13 SPACES
ONE SPACE FOR EACH FOUR SEATS PROVIDED FOR PATRON USE AND ONE ADDITIONAL SPACE FOR EACH TWO EMPLOYEES
TOTAL REQUIRED: 26 SEATS/4=6.5 (6)+4= (10)
TOTAL REQUIRED 93
TOTAL PROVIDED 93 W/4 ADA PARKING SPACES AND 13 AT THE PUMP

LEGEND



24-HOUR CONTACT: SHAMAIZ RUPANI 404.903.1888



IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

N/F
WOMSU INVESTMENT LLC
APN 135.3.1.075.0000
DB 3248 PG 21 ZONING: R-2 (CITY OF DALLAS)