

*APPROXIMATE SITE ADDRESS: 6371 HWY 53 (FINAL ADDRESS TO BE PROVIDED BY COUNTY)

STRICKLAND BROTHERS OIL CHANGE - DAWSONVILLE

HIGHWAY 53, NORTHWEST OF ITS INTERSECTION WITH CENTER LANE*
DAWSONVILLE, GA 30534
DAWSON COUNTY

FEMA FLOODPLAIN NOTE:

1. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FIRM PANEL NUMBER 13085C0225C DATED ON 04/04/2018.

CONSTRUCTION ENTRANCE COORDINATES:

LATITUDE: 34° 21' 53.8" N
LONGITUDE: 84° 02' 15.7" W

PROJECT NARRATIVE:

THE PROPOSED DEVELOPMENT IS LOCATED WITHIN AN INCORPORATED AREA OF DAWSON COUNTY, LOCATED ON HIGHWAY 53, BETWEEN LUMPKIN CAMPGROUND RD AND HOSPITALITY HWY. THE CURRENT USE IS A VACANT SITE WITH MINIMAL VEGETATION ON A 0.50 ACRE LOT. AN AUTO-REPAIR COMMERCIAL BUILDING WITH UTILITY, PARKING AND STORMWATER SYSTEM ON THIS VACANT LOT.

SITE DATA		
PARCEL ID	113085003	
SITE AREA	21,897 SF / 0.50 AC	
ZONING	C-HB (HIGHWAY BUSINESS COMMERCIAL DISTRICT)	
EXISTING USE	VACANT	
PROPOSED USE	COMMERCIAL / OIL CHANGE BUILDING	
PROJECT AREA	0.50 AC	
DISTURBED AREA	0.56 ACRES	
PROPOSED BLDG	1,700 SF - HEIGHT: 29'-2"	
IMPERVIOUS GROUND COVERAGE	EXISTING	0 SF (UNDEVELOPED LOT)
	PROPOSED	13,047 SF = 0.30 AC (59.58% OF SITE) (80.00% MAXIMUM)
VEHICULAR PARKING	REQUIRED	1 FOR EACH 150 SQUARE FEET OF GROSS AREA= 12 SPACES REQUIRED
	PROPOSED	12 SPACES
BIKE PARKING	REQUIRED	0 SPACES
	PROPOSED	0 SPACES
ACCESSIBLE PARKING	REQUIRED	1 SPACES
	PROPOSED	1 SPACES
ACCESSIBLE VAN PARKING	REQUIRED	1/2 ACC. SPACES = 1 SPACES
	PROPOSED	1 SPACES
TREE COVERAGE	REQUIRED	32 TREES & 22 SHRUBS
	PROPOSED	32 TREES & 40 SHRUBS
SETBACKS	FRONT	60 FEET (ALONG HWY 53)
	REAR SIDE	50 FEET (RESIDENTIAL ZONING BEHIND) 0 FEET (ABUTTING COMMERCIAL)
SEWER TYPE	PUBLIC - DAWSON COUNTY	
# OF LOT(S)	1	

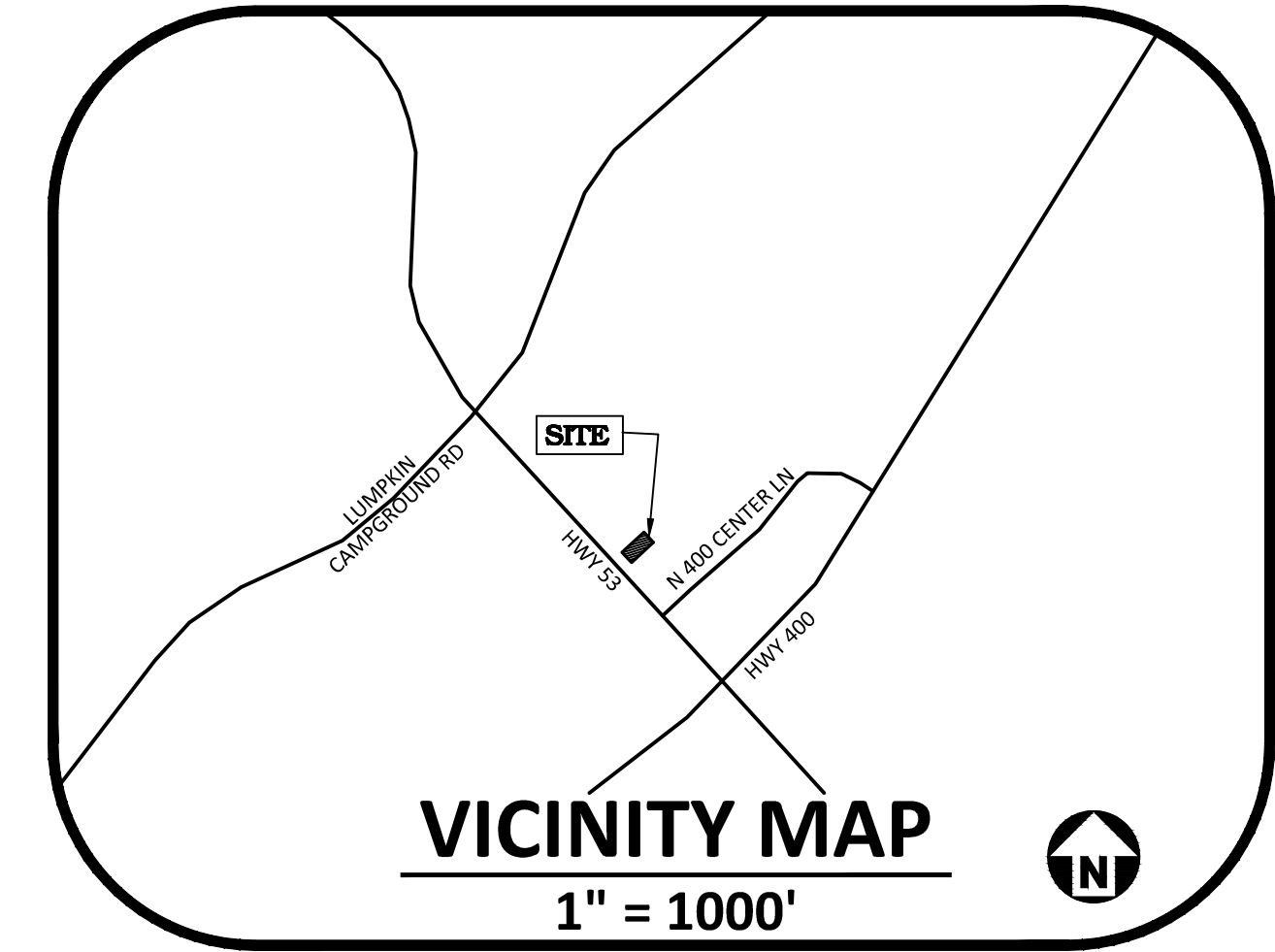


SITE PLAN SUBMITTAL

PROJECT NUMBER: NTR21002
DATE: DECEMBER 15, 2021

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- C1.00 EXISTING CONDITIONS
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STORMWATER MANAGEMENT NOTE:

1. AN EXISTING DETENTION POND IS CURRENTLY DETAINING AND TREATING STORMWATER FOR THIS PARCEL. IT WAS DESIGNED BY PRINCIPLED ENGINEERING IN MARCH 2020 AS A PART OF THE "DAWSON 400 DETENTION POND RELOCATION", SEALED BY DAVID A. FOSTER (GA PE 25059).
2. THE EXISTING POND DETAINS WATER FOR 12 LOTS ALONG BOTH HIGHWAY 53 AND GEORGIA 400 / CENTER LANE. THE TOTAL AREA GOING TO THE POND IS 11.8 ACRES AND WAS DESIGNED WITH A CURVE NUMBER (CN) VALUE OF 90.
3. "DAWSON 400 DETENTION POND RELOCATION" REPORT SUMMARY (BY PRINCIPLED ENGINEERING):
- 3.1. 1-YEAR STORM:
 - 3.1.1. EXISTING POND: 25.60 CFS
 - 3.1.2. PROPOSED POND: 16.92 CFS
 - 3.2. 10-YEAR STORM:
 - 3.1.1. EXISTING POND: 43.46 CFS
 - 3.1.2. PROPOSED POND: 28.61 CFS
 - 3.2. 25-YEAR STORM:
 - 3.1.1. EXISTING POND: 73.63.60 CFS
 - 3.1.2. PROPOSED POND: 31.83 CFS
 - 3.2. 100-YEAR STORM:
 - 3.1.1. EXISTING POND: 118.31 CFS
 - 3.1.2. PROPOSED POND: 66.89 CFS
 - 4. THE PROPOSED CN VALUE FOR THIS SITE IS: 83.05 (< 90.00 MAX. ALLOWED)
 - 4.1. CALCULATIONS: 0.30 ACRES @ 98 (IMPERVIOUS AREA) + 0.20 ACRES @ 61 (OPEN SPACE - GOOD CONDITION - HSG: SOILS B)
 - 4.2. THEREFORE, PROPOSED IMPERVIOUS IS LESS THAN ALLOCATED AND NO ADDITIONAL MEASURES ARE REQUIRED.

UTILITY CONTACTS:

WATER & SANITARY SEWER
ETOWAH WATER AND SEWER AUTHORITY
ADDRESS: 1162 HIGHWAY 53 EAST (P.O. BOX 769) DAWSONVILLE, GA 30534
PHONE: 706-216-8474 (M-F 8AM-4:30 PM)
PHONE (EMERGENCIES): 706-265-3395 (24/7)
CONTACTS: - PATTY DAVY, CUSTOMER SERVICE MANAGER - PATTYD@ETOWAHWATER.ORG
- HARMONY GEE, ZONING ADMINISTRATOR - TEL 706-344-3500 EXT 42336 - HGEE@DAWSONCOUNTY.ORG
- ROBBIE IRVIN, COUNTY PLANNER - TEL 706-344-3500 EXT 42251 - RIRVIN@DAWSONCOUNTY.ORG
- JOHN CROMAN, ENGINEERING & CONSTRUCTION DEPT. TEL 706-216-6168 EXT 232 - JOHN.C@ETOWAHWATER.ORG
- COLLIN GRANT, MAINTENANCE DEP. - COLING@ETOWAHWATER.ORG
- KENNETH PEARSON, OPERATIONS DEP. - KENNETH@ETOWAHWATER.ORG

ELECTRIC
GEORGIA POWER
PHONE (POWER OUTAGE): 1-888-891-0938 (24/7)
PHONE (CUSTOMER SERVICE): 1-888-655-5888 (M-F 8AM-6 PM)

GAS
ATLANTA GAS LIGHT
PHONE (CUSTOMER SERVICE): 1-800-427-5463 (M-F 7AM-8 PM)
PHONE (GAS EMERGENCIES): 1-877-427-4321 (24/7)
CONTACTS: CUSTOMER CARE CENTER - G2AGLCUSTOMERCARE@SOUTHERNCO.COM

TELEPHONE/CABLE/INTERNET
KINETIC BY WINDSTREAM
PHONE: 1-888-660-1601

LOCAL PERMITTING DEPARTMENTS & CONTACTS:

DAWSON COUNTY PLANNING DEPARTMENT
PHONE NUMBER: 706-344-3604
CONTACTS: - KEITH WILSON, PLANNING DIRECTOR & BUILDING OFFICIAL - TEL 706-344-3608 - KWILSON@DAWSONCOUNTY.ORG
- HARMONY GEE, ZONING ADMINISTRATOR - TEL 706-344-3500 EXT 42336 - HGEE@DAWSONCOUNTY.ORG
- ROBBIE IRVIN, COUNTY PLANNER - TEL 706-344-3500 EXT 42251 - RIRVIN@DAWSONCOUNTY.ORG

DAWSON COUNTY PUBLIC WORKS DEPARTMENT
PHONE NUMBER: 706-265-2774
CONTACTS: - DENISE FARR, PUBLIC WORKS DIRECTOR - DFARR@DAWSONCOUNTY.ORG
- TESSA WEBB, PUBLIC WORKS ADMINISTRATIVE ASSISTANT - TEL: 706-265-2774

FIRE MARSHAL
PHONE NUMBER: 706-344-3666
CONTACT: - CHRIS ARCHER

GDOT - DISTRICT 1
PHONE NUMBER: 770-532-5500
CONTACT: KELVIN MULLINS, DISTRICT ENGINEER



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CONTACT

STAN WINGO
wingo@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT

N3 REAL ESTATE
1240 N KIMBALL AVE
SOUTHLAKE, TX
PHONE: 817.348.8748



REAL ESTATE®
PROJECT DIRECTORY

DEVELOPER
N3 REAL ESTATE
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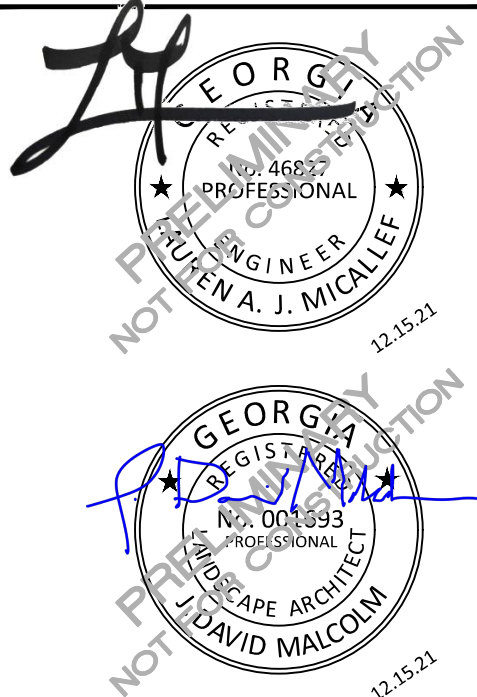
MEP ENGINEER
COMPANY NAME
ADDRESS, CITY, STATE, ZIP
PHONE: XXX. XXX. XXXX

STRUCTURAL ENGINEER
COMPANY NAME
ADDRESS, CITY, STATE, ZIP
PHONE: XXX. XXX. XXXX

GEOTECHNICAL ENGINEER
TRC
1382 W NINTH ST, STE 400, CLEVELAND, OH 44113
PHONE: 216. 344. 3072

ARCHITECT
FRANZ ARCHITECTS
4055 INTL. PLAZA SUITE 100
FORT WORTH, TX 76109
PHONE: 817. 737. 9922

SURVEYOR
CHRISTIAN & ELLINGTON ENGINEERING
| LAND SURVEYING
709 BELLEVUE AVENUE, DUBLIN, GA, 31021
PHONE: 478.353.7736 - BRIAN ELLINGTON



REVISIONS

NO.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

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