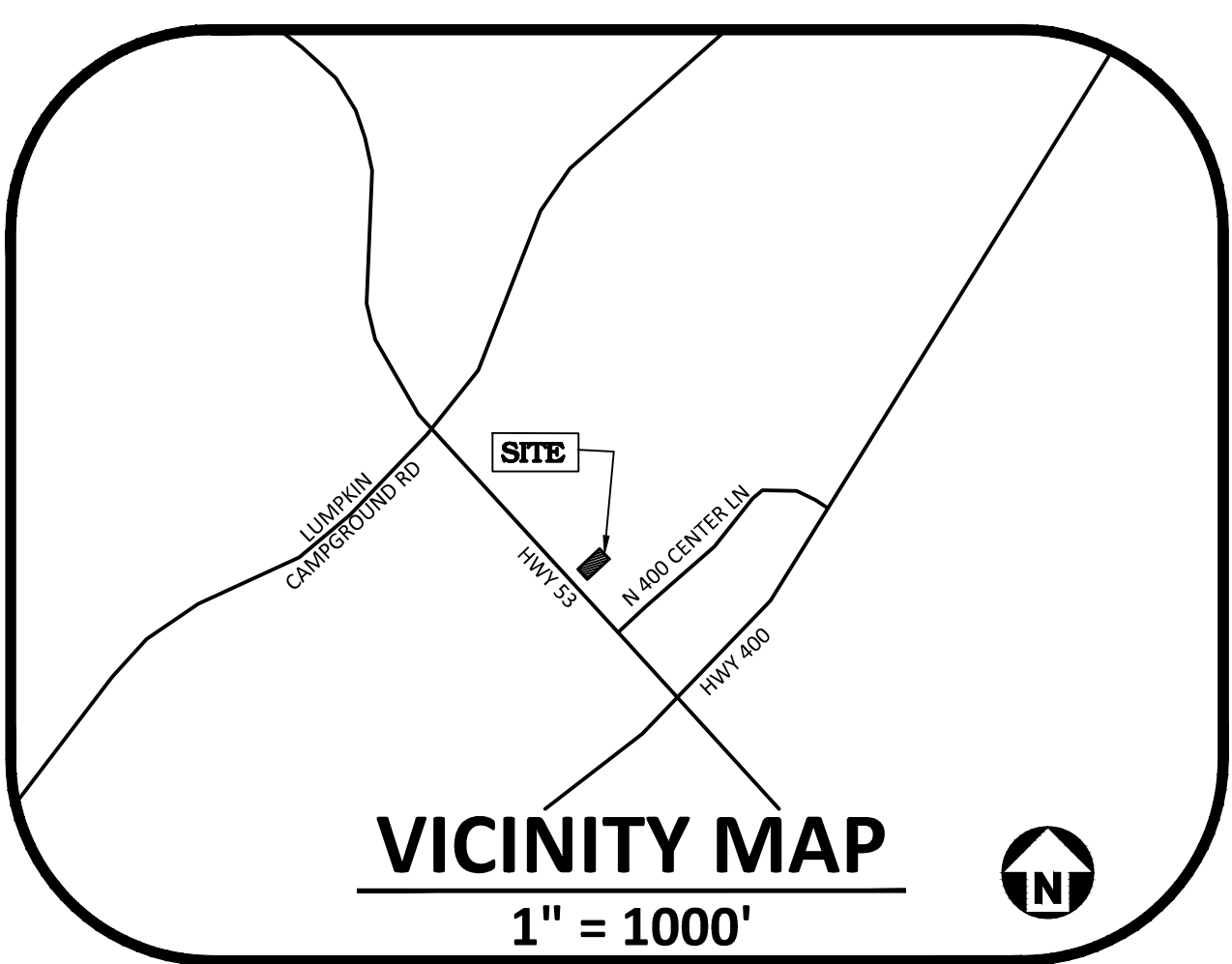
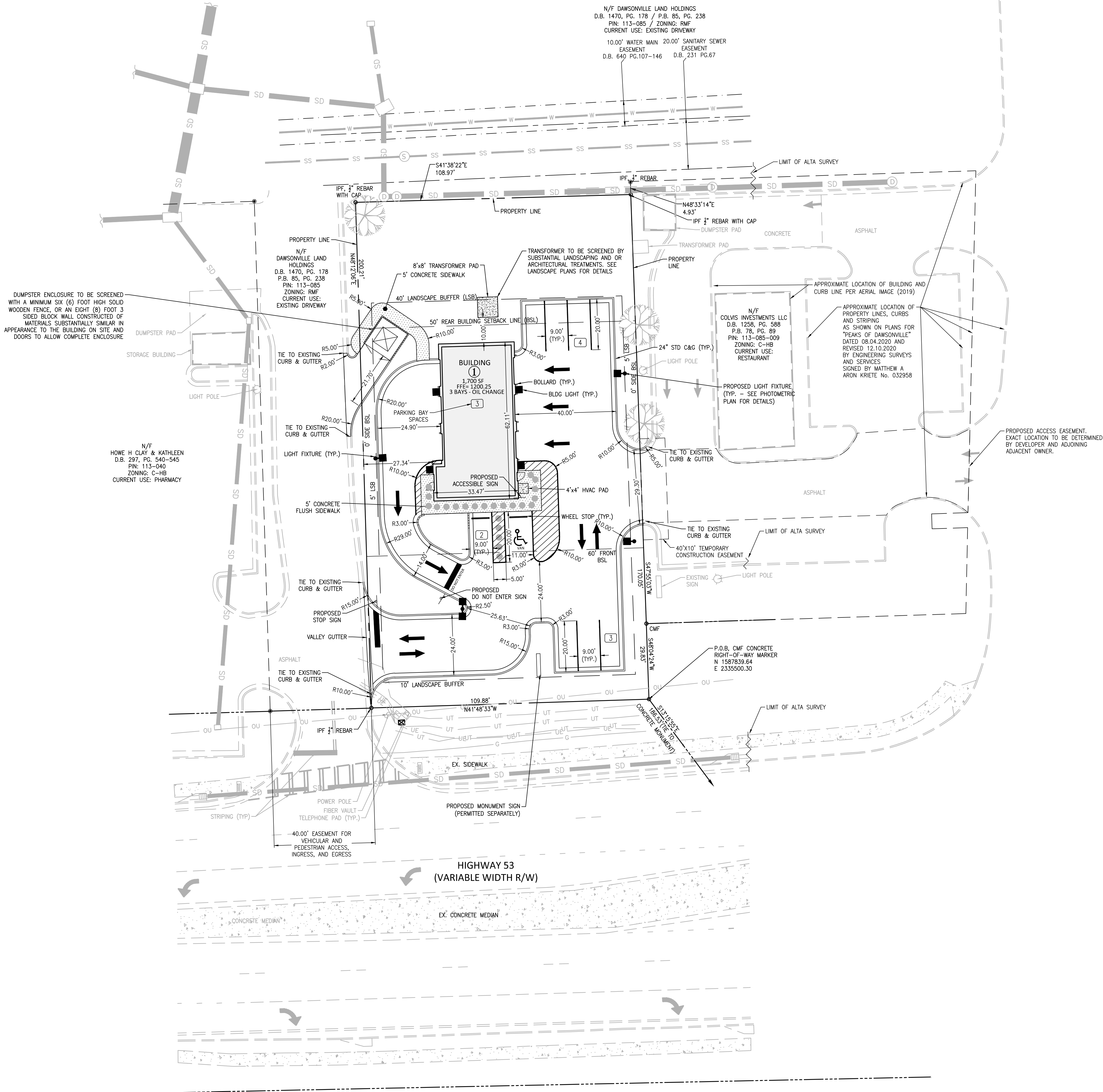


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PARKING CALCULATIONS:

- 1. PARKING REGULATIONS FOR DAWSON COUNTY:
 - 1.1. PER CODE SECTION 121-170
 - 1.2. AUTOMOBILE ESTABLISHMENTS:
 - 1.2.1. REQUIRED: 1 SPACE FOR EACH 150 SF OF GFA
 - 1700 SF OF BUILDING AREA = 12 SPACES REQUIRED
 - PROPOSED: 8 STANDARD SPACES + 1 ADA PARKING SPACE + 3 SERVICE BAY SPACES = 12 TOTAL SPACES
 - 1.2.2

SERVICE BAYS QUALIFY AS PROPOSED PARKING SPACES TO MEET PARKING REQUIREMENT FOR AUTO SERVICE USES.

SITE PLAN NOTES:

- 1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST LOCAL AND STATE MUNICIPALITY AND/OR GDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- 2. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 3. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
- 4. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- 5. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
- 6. CONTRACTOR SHALL NOTIFY "GAB11" (811) OR 1-800-282-7411 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "GAB11". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- 7. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- 8. PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE LOCAL AND STATE MUNICIPALITY PUBLIC WORKS DEPARTMENT AND A REPRESENTATIVE OF THE ENGINEER AND OWNER. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.
- 9. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- 10. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS PLAN SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
- 11. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
- 12. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF LOCAL AND STATE MUNICIPALITY SPECIFICATIONS AND STANDARDS

SITE LEGEND

- LIGHT POLE
- SIGNAGE
- TRAFFIC DIRECTIONAL ARROW
- ACC
- VAN
- PARKING SPACE COUNT
- ACCESSIBLE ROUTE
- PROPERTY LINE
- EASEMENT LINE

GENERAL NOTES:

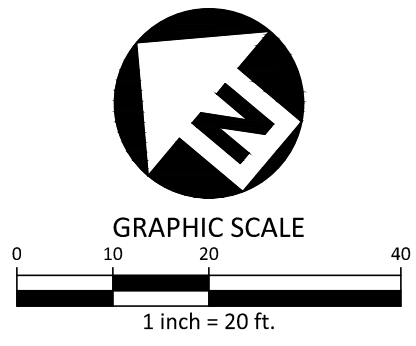
ZONING - C-HB (COMMERCIAL HIGHWAY DISTRICT)
MAX. IMPERVIOUS LOT COVERAGE: N/A
IMPERVIOUS AREA PROPOSED: 13,047 SF = 0.30 AC (59.58% OF SITE)

MIN. SITE AREA: 1 ACRE (EXCEPT THAT WHERE CONTIGUOUS TO A COMMERCIAL DISTRICT THE MINIMUM LOT SIZE WILL BE THAT NECESSARY TO MEET HEALTH DEPARTMENT REQUIREMENTS CONCERNING WATER SUPPLY AND SEWAGE DISPOSAL IF REQUIRED.)

10' PARKING SETBACKS
BUILDING SETBACKS:
60' FRONT (ALONG HWY 53)
0' SIDE (ABUTTING COMMERCIAL)
50' REAR (RESIDENTIAL ZONING BEHIND)
CORNER SIDE: N/A

MAX. BUILDING HEIGHT: 35'

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT DAWSON COUNTY ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
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CLIENT

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



**STRICKLAND BROTHERS OIL
CHANGE - DAWSONVILLE**
SITE PLAN SUBMITTAL
HIGHWAY 53, NORTHWEST OF ITS
INTERSECTION WITH CENTER LANE
DAWSONVILLE, GA 30534



REVISIONS

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

PLAN INFORMATION

PROJECT NO.	NTR21002
FILENAME	NTR21002X+SITE
CHECKED BY	LAM
DRAWN BY	AP
SCALE	1" = 20'
DATE	12. 15. 2021

SHEET

SITE PLAN

C2.00