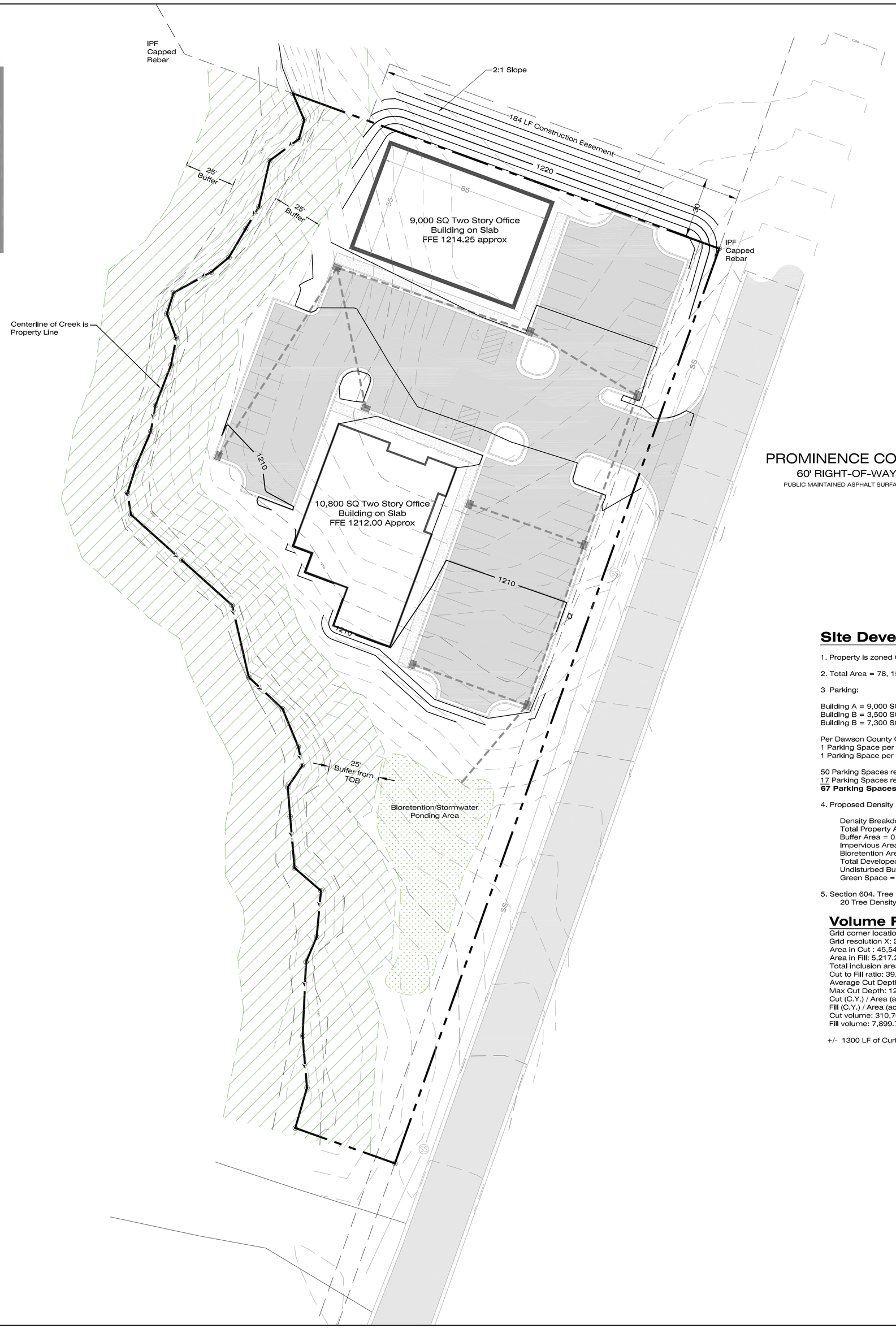
BASIS OF BEARING
REFERENCE PLAT #1
MAGNETIC FROM REF. PLAT

Vicinity Map
NTS



PROMINENCE COURT
60' RIGHT-OF-WAY
PUBLIC MAINTAINED ASPHALT SURFACED

Site Development Notes:

1. Property is zoned C-HB Commercial Highway Business District

2. Total Area = 78, 158 SF or 1.794 Acres

3 Parking:

Building A = 9,000 SQ Foot of Office
Building B = 3,500 SQ Foot of Office
Building B = 7,300 SQ Foot of Warehouse/Storage

Per Dawson County Code of Ordinances:
1 Parking Space per 250 SF of Office
1 Parking Space per 500 SF of Warehouse

50 Parking Spaces required and provided for Office
17 Parking Spaces required and provided for Warehouse
67 Parking Spaces required and provided

4. Proposed Density = Disturbed Area = 55%
Undisturbed Area = 45%

Density Breakdown
Total Property Area = 1.8 Acres
Buffer Area = 0.44 Acres
Impervious Area (Building and Parking) = 0.986 Acres
Bioretention Area = 0.12 Acres
Total Developed Impervious Area Percentage = 55%
Undisturbed Buffer Area Percentage = 24%
Green Space = 21%

5. Section 604. Tree Density Standard
20 Tree Density Units Per Acre excluding zoning buffer.

Volume Report

Grid corner locations: 2622.52,1729.26 to 2884.52,2062.26
Grid resolution X: 262, Y: 333 Grid cell size X: 1.00, Y: 1.00
Area in Cut : 45,543.8 S.F., 1.05 Acres
Area in Fill: 5,217.2 S.F., 0.12 Acres
Total inclusion area: 50,761.0 S.F., 1.17 Acres
Cut to Fill ratio: 39.34
Average Cut Depth: 6.82 Average Fill Depth: 1.51
Max Cut Depth: 12.28 Max Fill Depth: 5.78
Cut (C.Y.) / Area (acres): 9876.98
Fill (C.Y.) / Area (acres): 251.08
Cut volume: 310,763.6 C.F., 11,509.76 C.Y.
Fill volume: 7,899.7 C.F., 292.58 C.Y.

+/- 1300 LF of Curb and Gutter

SCALE 1 INCH = 30 FEET
0' 30' 60' 90' 120'

LAND SURVEYING AND PLANNING
GA #2995 NC #4597
P.O. Box 1958
Dahlonega, Georgia 30533
Office: 706.300.7178
www.LDPofga.com
doug@ldpofga.com
LDP
LAND DEVELOPMENT PROFESSIONALS

Initial Date: Feb 13, 2018
FIELD CREW:
DRAWN BY: CHH
DWG FILE:
Field Date: Feb 7, 2018
Job #: 4395.001
Checked By: DRS
Field Book: TDS Recon

REVISION DESCRIPTIONS:

Date:

GEORGIA REGISTERED No. 2995 Professional SURVEYOR DOUGLAS R. SHERRILL

Grading Plan

Gator Properties, LLC.

Located In:
Land Lot 197 and 22 - South Half of 13th District - 1st Section
Dawson County, Georgia

Sheet No.
C-G.1