



LOCATION MAP  
SCALE: N.T.S.

## PROJECT INFORMATION

DRAWING SET PREPARED BY:	OWNER/DEVELOPER:
CARTER ENGINEERING	OCONEE COUNTY BOC
1010 COMMERCE DRIVE	7635 MACON HIGHWAY, BOX 100
BOGART, GA 30622	WATKINSVILLE, GA 30677
CONTACT: JEFF CARTER, P.E.	CONTACT: JOHN DANIELL
PHONE: 770.725.1200	706.769.5120
JEFF@CARTERENGINEERING.COM	JDANIELL@OCONEE.GA.US

## SITE INFORMATION

JURISDICTION	OCONEE COUNTY
PROPERTY LOCATION	1381 ROCKY BRANCH ROAD WATKINSVILLE, GA 30677
TRACT ACREAGE	250.91 ACRES
DISTURBED ACREAGE	1 ACRES

PARCEL NUMBER	B 03 017, B 03 017C, B 03 017D, B 03 017E & B 03 017F
CURRENT ZONING	AG (AGRICULTURE DISTRICT)
PROPOSED ZONING	AG (AGRICULTURE DISTRICT)
OVERLAY DISTRICT	---
EXISTING USE	DECOMMISSIONED L.A.S. SITE
PROPOSED USE	SPORTS COMPLEX & COUNTY PARK
BUFFERS REQUIRED	---

REQUIRED BUILDING SETBACKS

FRONT: 40-FEET  
SIDE: 25-FEET  
REAR: 25- FEET

MAXIMUM LOT COVERAGE	NA%
MINIMUM LANDSCAPE	NA%
MAXIMUM BUILDING HEIGHT	40-FEET

SANITARY SEWER SERVICE	OCONEE COUNTY
WATER SERVICE	OCONEE COUNTY

FEMA FIRM NO.	13219C0045E
FEMA FIRM DATE	SEPTEMBER 15, 2022
FEMA SFHA ZONE	ZONE X

**UNDERGROUND UTILITY DISCLAIMER:**  
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UTILITIES SHOWN ON THESE UTILITIES SHOWN COMPARE TO THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/her EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF THE UTILITIES. CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES. THE OWNER SHALL ORDER A DISCREPANCY SURVEY PRIOR TO COMMENCING WORK OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER MAINS PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

### SITE PLAN LEGEND

- |   |  |
|---|--|
| A | INDOOR BASKETBALL BUILDING                               |
| B | RESTROOM BUILDING  |
| C | MULTI-USE FIELDS RESTROOM/CONCESSIONS BUILDING (EAST)    |
| D | MULTI-USE FIELDS RESTROOM/CONCESSIONS BUILDING (WEST)    |
| E | MEDIUM PAVILION  |
| F | SMALL PAVILION   |
| G | RAISED CROSSWALK (PEDESTRIAN ORIENTED ZONE)              |
| H | COURTY SERVICES ADMINISTRATIVE BUILDING AND FIELD OFFICE |
| I | FLEET SERVICES STORAGE YARD & RESOURCE AREA              |
| J | MATERIAL STORAGE (OUTDOOR BINS AND COVERED SHED)         |
| K | ROAD DEPARTMENT STORAGE YARD & RESOURCE AREA             |
| L | FUELING FACILITY WITH TWO (2) HORIZONTAL 50K TANKS       |
| M | DROP-OFF/LOADING AREAS WITH EMS CONNECTION               |

SEALS

**PRELIMINARY**  
**NOT APPROVED FOR**  
**BID/ CONSTRUCTION**

DESIGN  
PROFESSIONAL'S  
SEAL

# SITE DEVELOPMENT PLANS FOR DAWSON PARK

1381 ROCKY BRANCH ROAD | WATKINSVILLE, GA 30677

REVISION DATE & DESCRIPTION
-----------------------------

- 1 \*XX.XX.XX - INITIAL SUBMITTAL
- 2 ---
- 3 ---
- 4 ---
- 5 ---
- 6 ---
- 7 ---
- 8 ---

SHEET TITLE:

INITIAL SITE PLAN

PROJECT NAME:



SHEET NUMBER:

CSP

PROJECT NUMBER

25005OCG

DATE:

08X.9X2025

100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%

THE ENGINEER/DESIGNER IS NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS. BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".