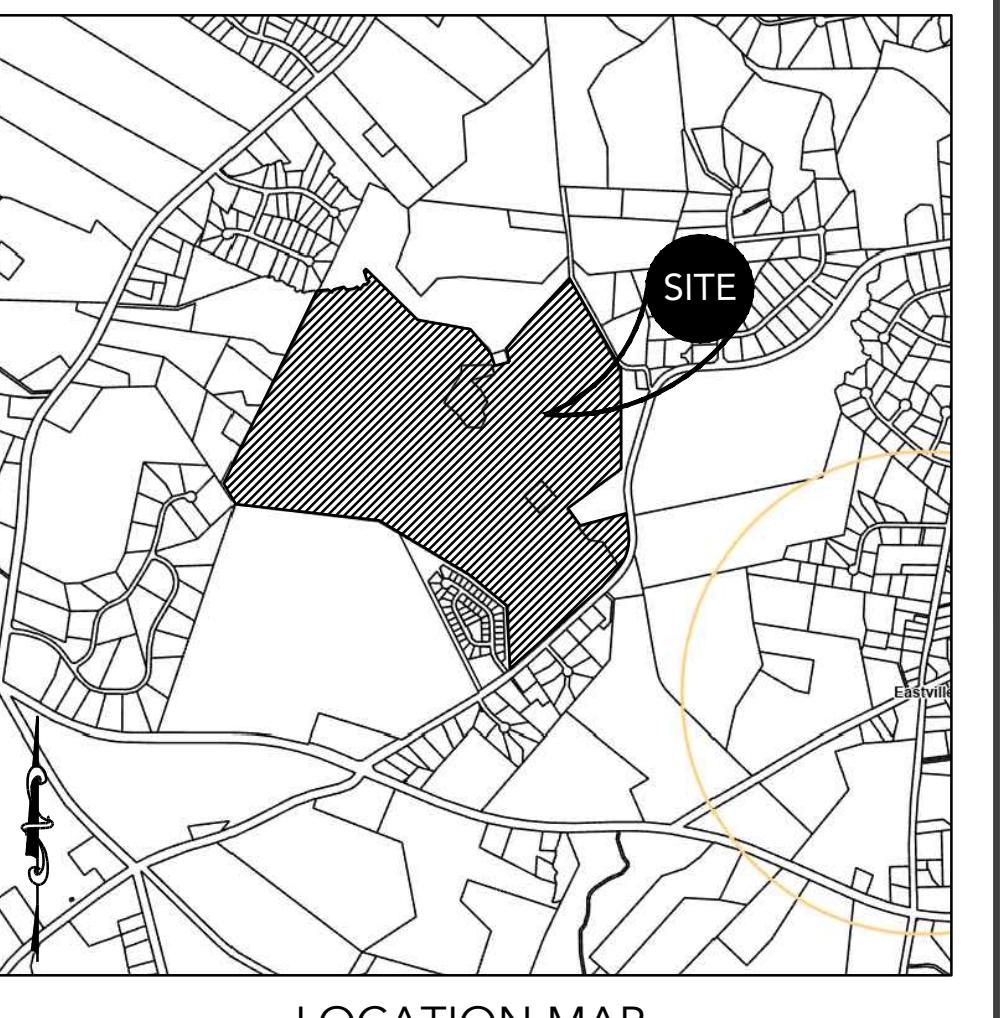
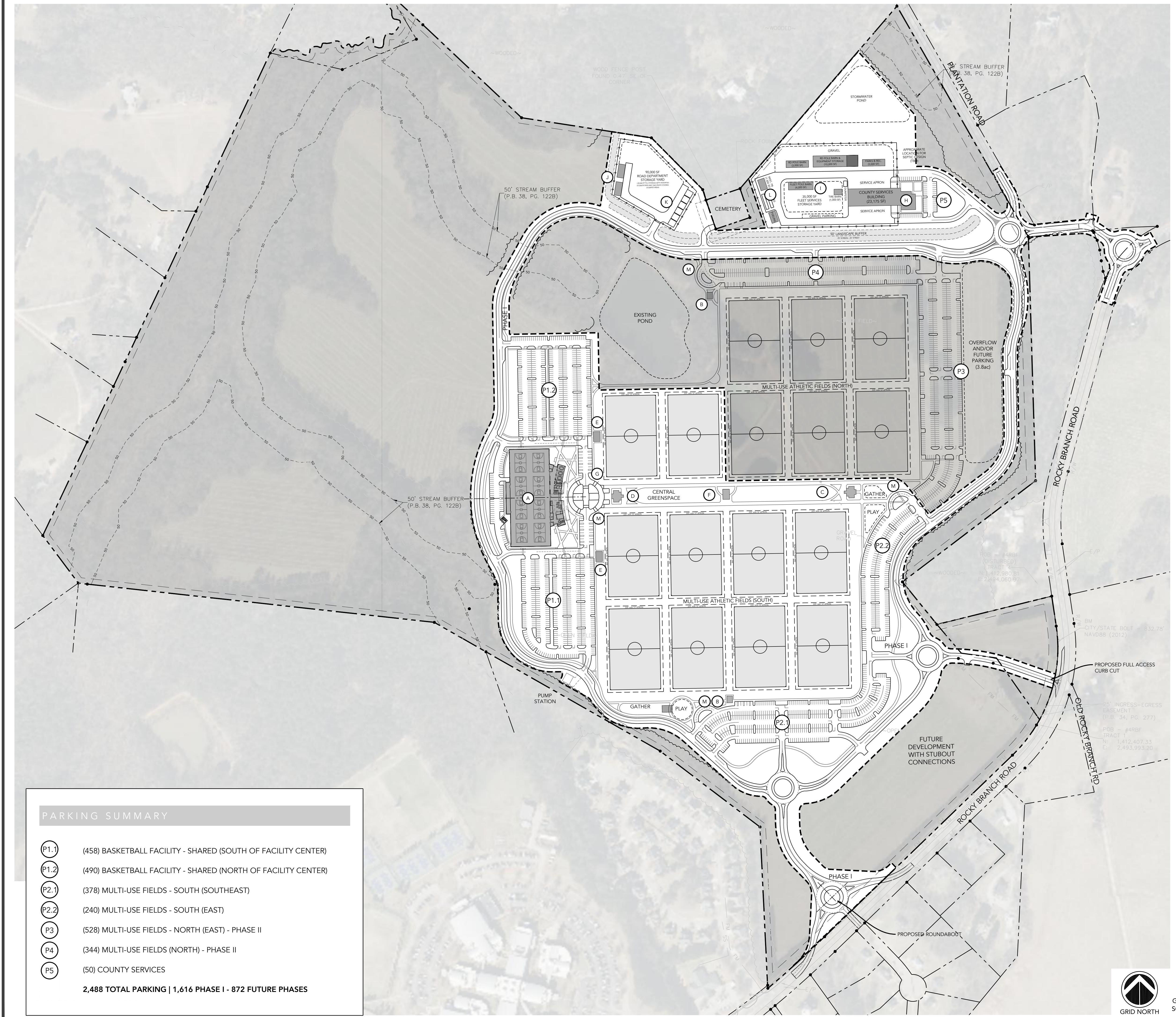


PARKING SUMMARY	
(P1.1)	(458) BASKETBALL FACILITY - SHARED (SOUTH OF FACILITY CENTER)
(P1.2)	(490) BASKETBALL FACILITY - SHARED (NORTH OF FACILITY CENTER)
(P2.1)	(378) MULTI-USE FIELDS - SOUTH (SOUTHEAST)
(P2.2)	(240) MULTI-USE FIELDS - SOUTH (EAST)
(P3)	(528) MULTI-USE FIELDS - NORTH (EAST) - PHASE II
(P4)	(344) MULTI-USE FIELDS (NORTH) - PHASE II
(P5)	(50) COUNTY SERVICES
2,488 TOTAL PARKING   1,616 PHASE I - 872 FUTURE PHASES	



PROJECT INFORMATION	
DRAWING SET PREPARED BY:	
CARTER ENGINEERING 1010 COMMERCE DRIVE BOGART, GA 30622 CONTACT: JEFF CARTER, P.E. PHONE: 770.725.1200 JEFF@CARTERENGINEERING.COM	
OWNER/DEVELOPER:	OCONEE COUNTY BOC 7635 MACON HIGHWAY, BOX 100 WATKINSVILLE, GA 30677 CONTACT: JOHN DANIEL 706.769.5120 JDANIEL@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 UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES. THAT THE UTILITIES IN EXISTING AREAS SHOWN ON THIS DRAWING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES REFERENCED ON THIS DRAWING. IT IS THE RESPONSIBILITY 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 STRUCTURES 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)	COUNTY 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

SHEET TITLE:	INITIAL SITE PLAN
PROJECT NAME:	
SHEET NUMBER:	
CSP	
PROJECT NUMBER:	
25005OCG	
DATE:	
08/19/2026	

GRAPHIC SCALE  
SCALE: 1" = 200'  
200' 100' 0 200' 400' 600'



**CARTER**  
ENGINEERING

1010 COMMERCE DRIVE  
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SEALS



**SITE DEVELOPMENT PLANS**  
FOR  
**DAWSON PARK**  
1381 ROCKY BRANCH ROAD | WATKINSVILLE, GA 30677