

For Sale
Land
0.76 Acres



North Lake Development Site

7021 Northlake Connector B
Columbus, Georgia 31909

Property Highlights

- Partially developed office site located adjacent to Adams Family Dentistry and behind the Holiday Inn Express.
- The site is a +/-0.75-acres and includes site stormwater detention/treatment.
- Utilities: All available to the property.
- Zoning: GC (General Commercial)

Property Description

Partially developed office site located adjacent to Adams Family Dentistry and behind the Holiday Inn Express. The site is a +/-0.75-acre portion of the 1.758-acre property and includes site stormwater detention/treatment, cross access & parking, and common areas. Buyers are responsible for constructing site improvements required for the development of the site.

OFFERING SUMMARY

Sale Price	\$350,000
Lot Size	0.76 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,210	\$70,983
3 Miles	35,179	\$69,764
5 Miles	88,940	\$66,764

For more information

Jack Hayes, CCIM

O: 706 660 5418 x205
jhayes@g2cre.com

David Johnson

O: 706 660 5418 x210
djohnson@g2cre.com

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540



Google

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NAI G2 Commercial

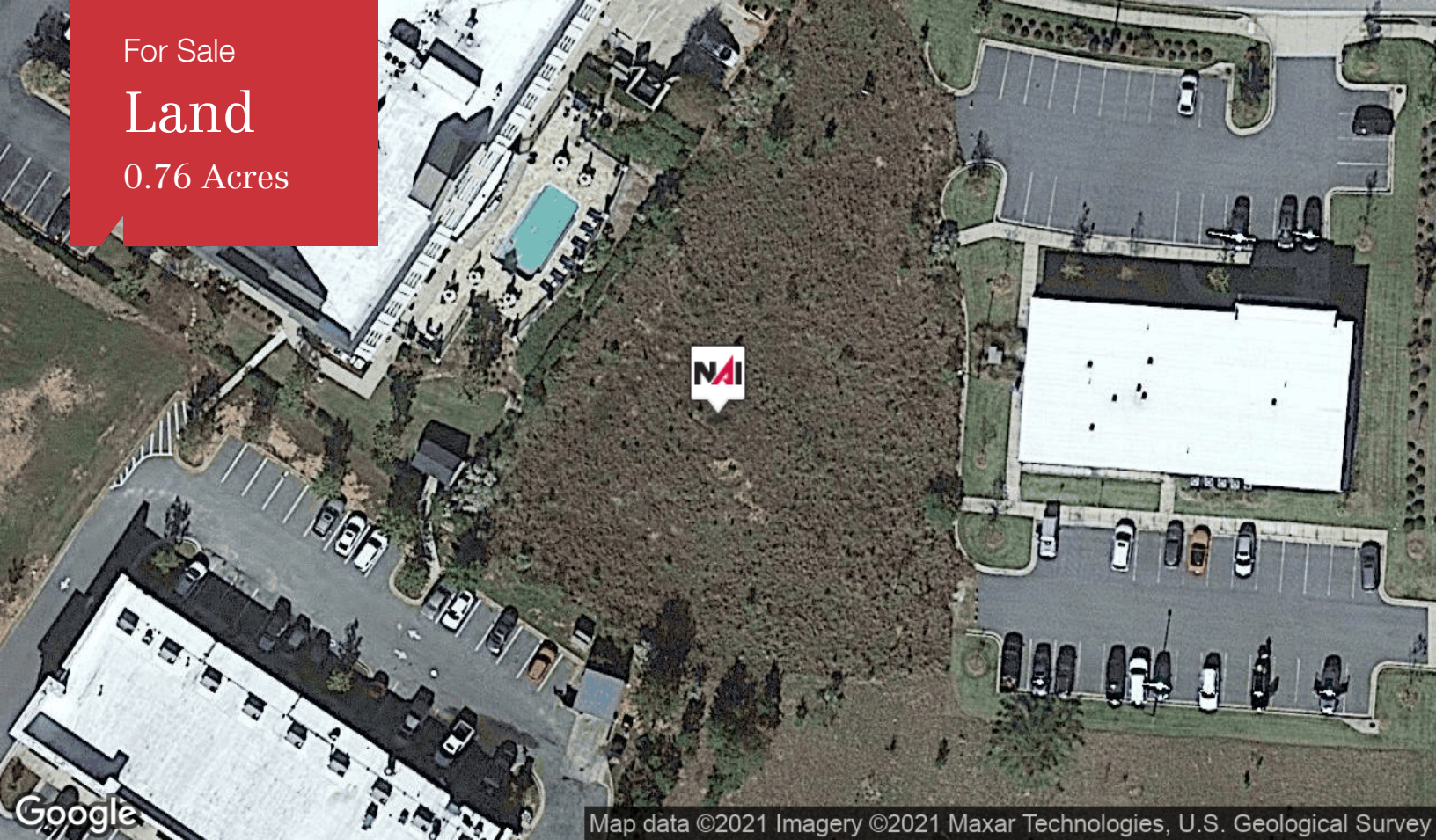
5607 Whitesville Road
Columbus, GA 31904
706 660 5418 tel
G2cre.com



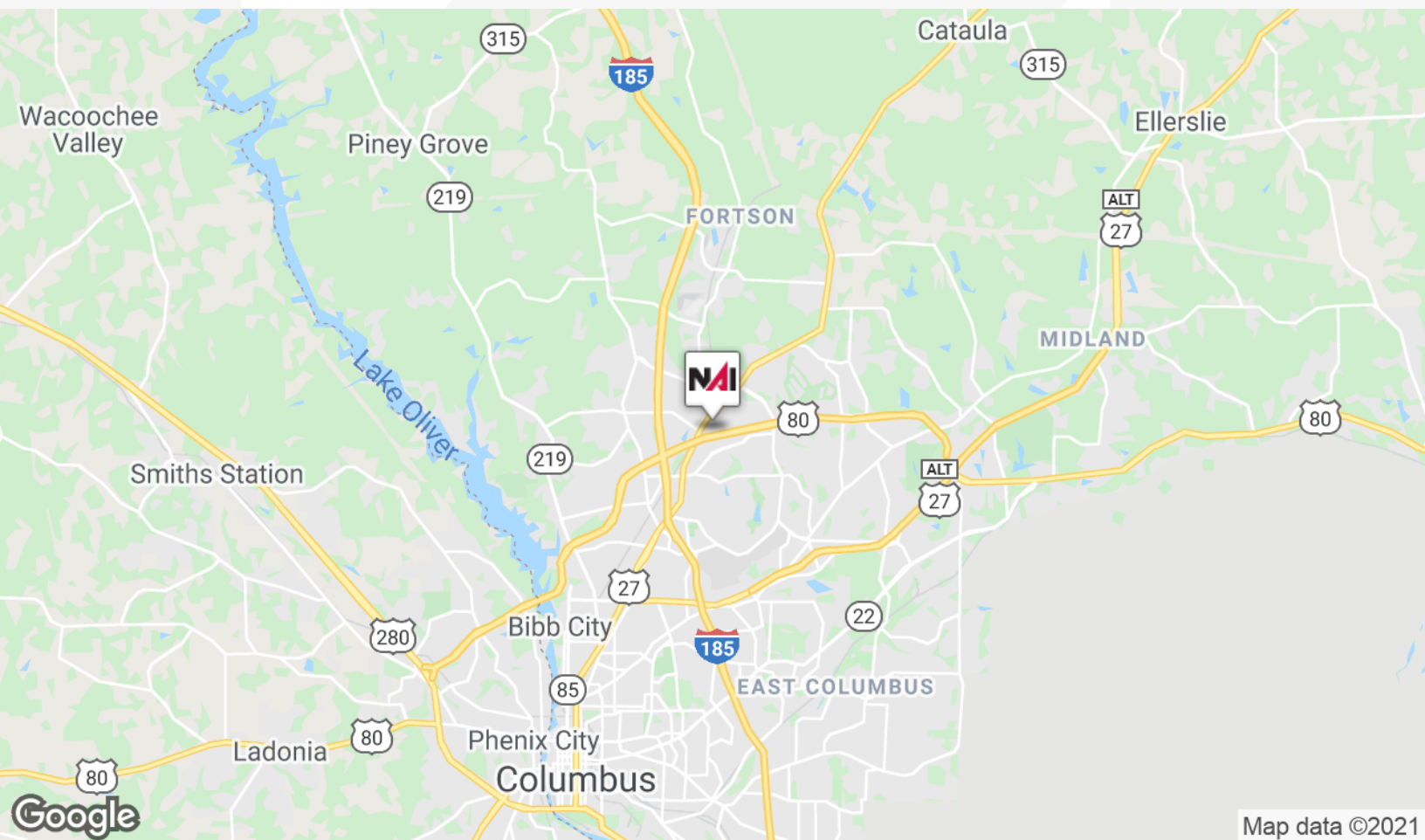
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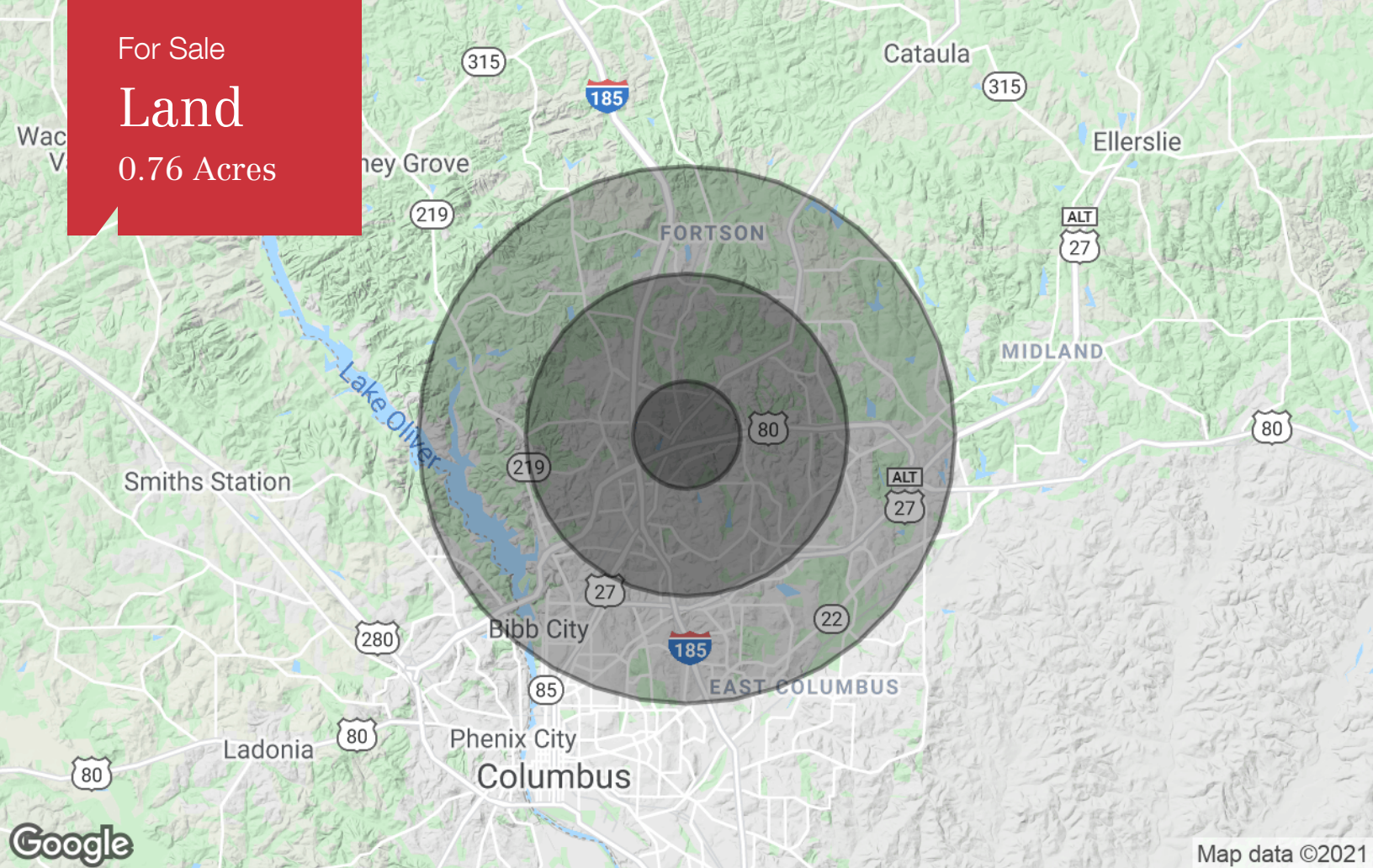


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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,210	35,179	88,940
MEDIAN AGE	38.0	38.6	37.5
MEDIAN AGE (MALE)	39.4	38.8	37.4
MEDIAN AGE (FEMALE)	36.5	38.2	37.6

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,496	14,964	37,429
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$70,983	\$69,764	\$66,764
AVERAGE HOUSE VALUE	\$185,941	\$151,813	\$167,290

Race

	1 Mile	3 Miles	5 Miles
% WHITE	77.7%	77.2%	72.8%
% BLACK	17.3%	15.6%	21.7%
% ASIAN	4.3%	4.5%	3.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.3%
% OTHER	0.7%	2.4%	2.0%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	5.7%	6.0%	5.9%

* Demographic data derived from 2010 US Census

TREE PRESERVATION & REPLACEMENT ORDINANCE

REQUIREMENT FOR COMMERCIAL LOTS

1. SIZE OF PARCEL = ±1.8 Ac.; ZONING GC
2. 10 T.D.U.'s REQUIRED PER ACRE = 10 * 1.8 = 18 T.D.U.'s THEREFORE TOTAL OF 18 TDU'S REQUIRED
3. 3" TO 3.5" CALIPER SIZE TREE = 0.75 TDU's THEREFORE TOTAL OF 24 - 3" TO 3.5" SIZE TREES REQUIRED
4. TREE PLANTING WITHIN PARKING AREAS SHALL HAVE LANDSCAPE ISLANDS PLACED SO THAT NO LINE OF MORE THAN 16 ADJACENT PARKING SPACES EXISTS. LARGE MATURING CANOPY TREES MUST BE PLANTED WITHIN THE MEDIANS OR ISLANDS SO THAT EACH PARKING SPACE IS WITHIN 80 FEET OF A TREE IN AN INTERIOR PLANTING AREA OR WITHIN 60 FEET OF A PERIMETER TREE OR OTHER LARGE MATURING CANOPY TREE.
* PROVIDE 2.5 FEET OF UNCOMPACTED SOIL IN PARKING ISLANDS. (SEE PLAN FOR APPROXIMATE LOCATION OF 3" LARGE CANOPY TREES)
5. THESE TREE LOT REQUIREMENTS SHALL APPLY TO THE DEVELOPER OR WHOEVER IS RESPONSIBLE FOR OBTAINING THE BUILDING PERMIT FOR THE PROJECT.

THIS SITE MUST CONFORM TO THE BUFFER REQUIREMENTS FOR STREET FRONTAGES

- OPTION 1 - REQUIREMENTS**
 8 FOOT PLANTED STRIP ADJACENT TO ROW
 1 LARGE TREE & 25 SHRUBS PER 100 LINEAR FEET
 (REFER TO THE CITY BUFFER ORDINANCE FOR OTHER SPECIFICATIONS)

BUFFER REQUIREMENTS

BUFFER REQUIRED BETWEEN PROPOSED FACILITY (ZONED GC) LANDS TO SOUTH & WEST (ZONED GC) - NO BUFFER REQUIRED SAME ZONING

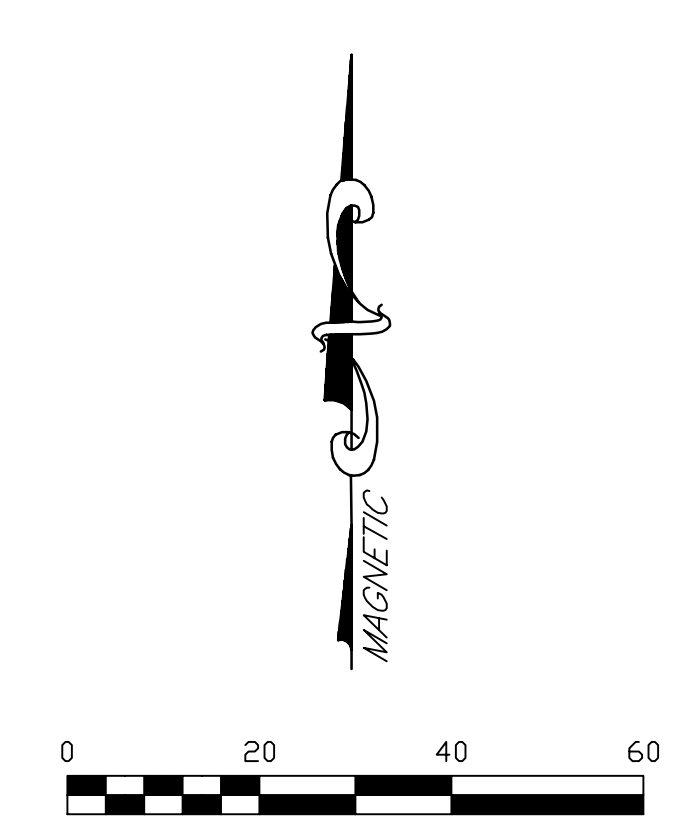
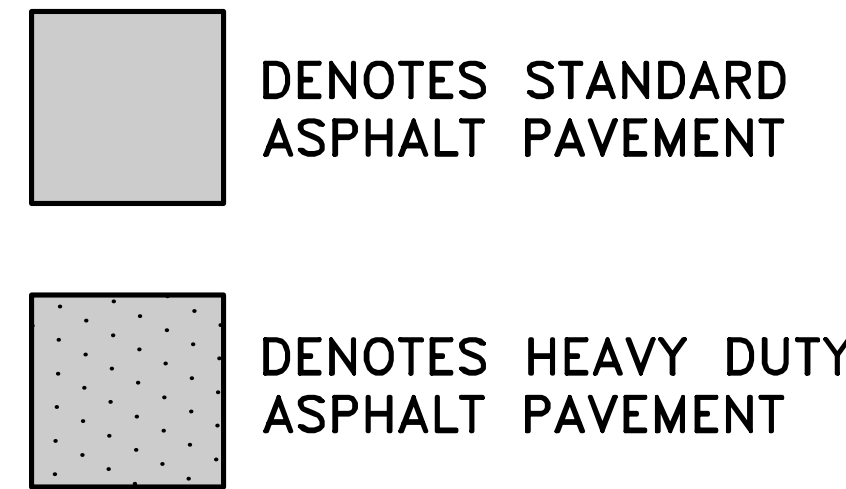
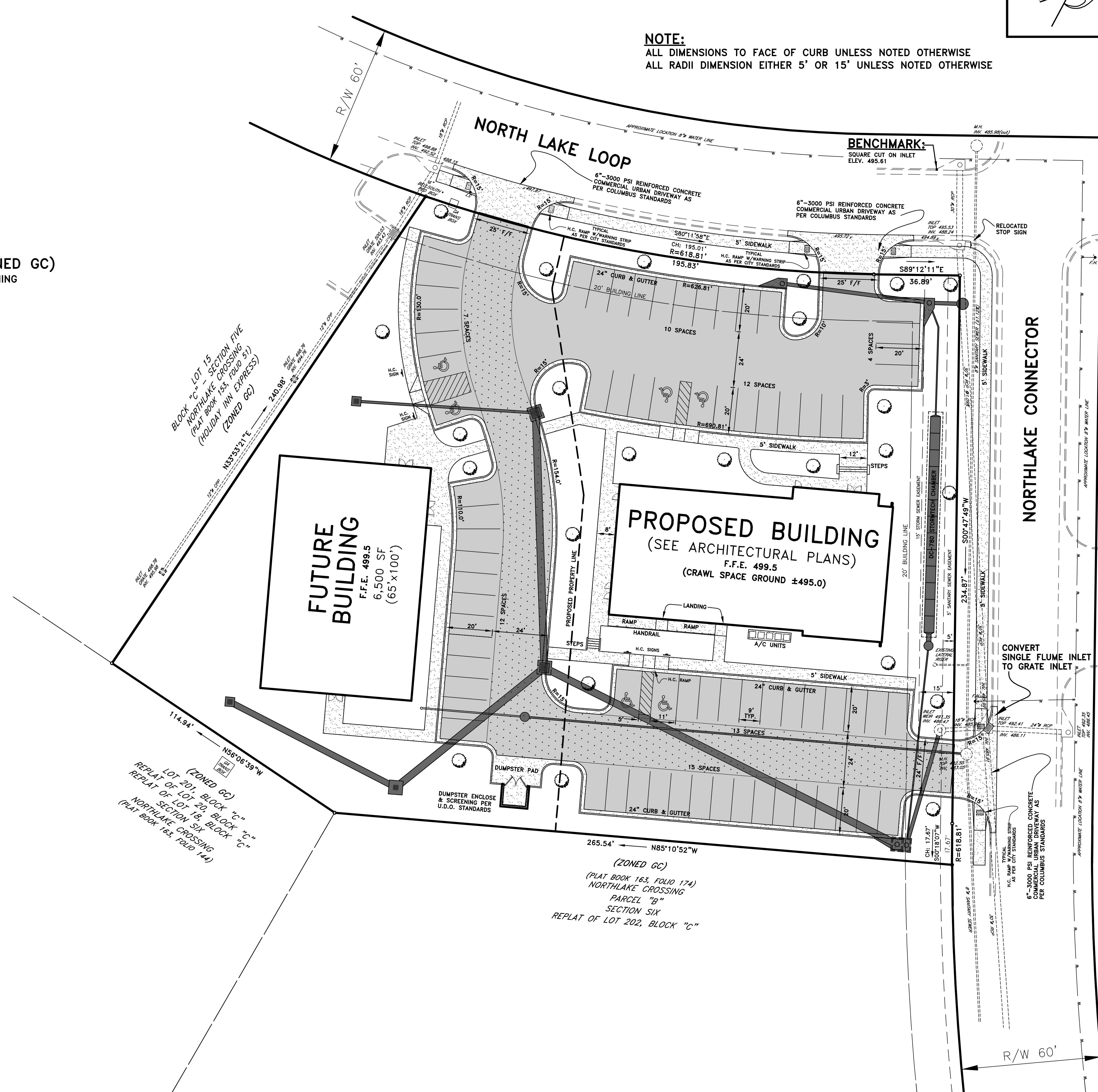
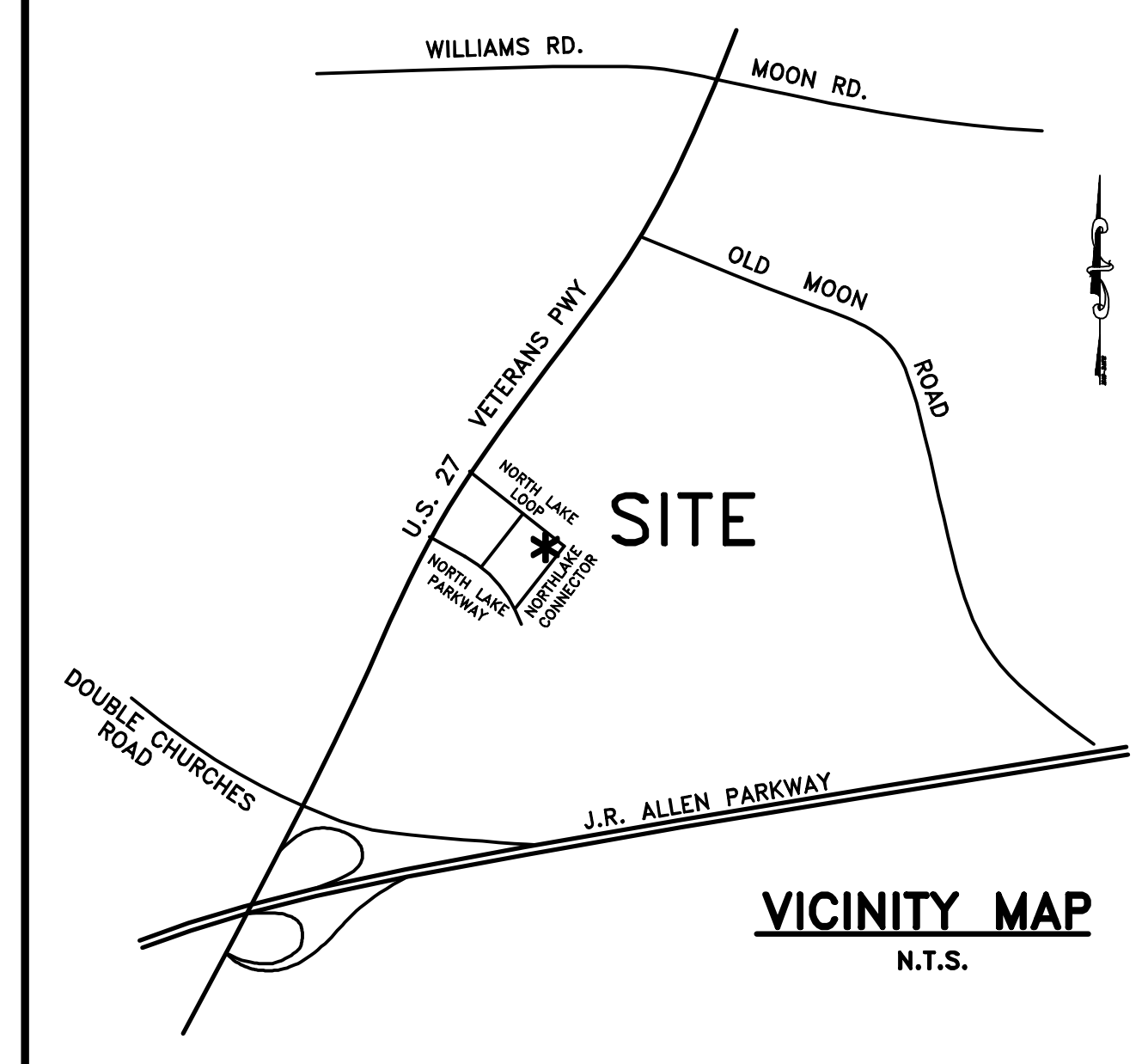
PARKING REQUIREMENTS:

AS PER U.D.O. TABLE 4.3.3 (OFFICE, BUSINESS & PROFESSIONAL)
 1 SPACE PER 250 GSF
 GSF = 6,568 SF
 15,473/250 = 62 SPACES REQUIRED/ALLOWED
 SPACES PROVIDED = 73 SPACES
 EXCEEDS U.D.O. 10% ALLOWABLE SPACES
 (VARIANCE REQUEST APPROVED BZA-09-15-001849)

SHEET INDEX:

SHEET	TITLE
C1.0	LAYOUT & TREE PRESERVATION PLAN
C2.0	REMOVAL PLAN
C3.0	GRADING PLAN & STORM PROFILES
C4.0	SEWER & WATER PLAN
C5.0	INITIAL EROSION CONTROL PLAN
C6.0	INTERMEDIATE EROSION CONTROL PLAN
C7.0	FINAL EROSION CONTROL PLAN
C8.0	DRAINAGE BASINS
C9.0	CONSTRUCTION DETAILS
C10.0	EROSION CONTROL NOTES
C11.0	EROSION CONTROL NOTES
C12.0	EROSION CONTROL NOTES
C13.0	WATER QUALITY CHAMBER DETAILS

NOTE:
 ALL DIMENSIONS TO FACE OF CURB UNLESS NOTED OTHERWISE
 ALL RADII DIMENSION EITHER 5' OR 15' UNLESS NOTED OTHERWISE



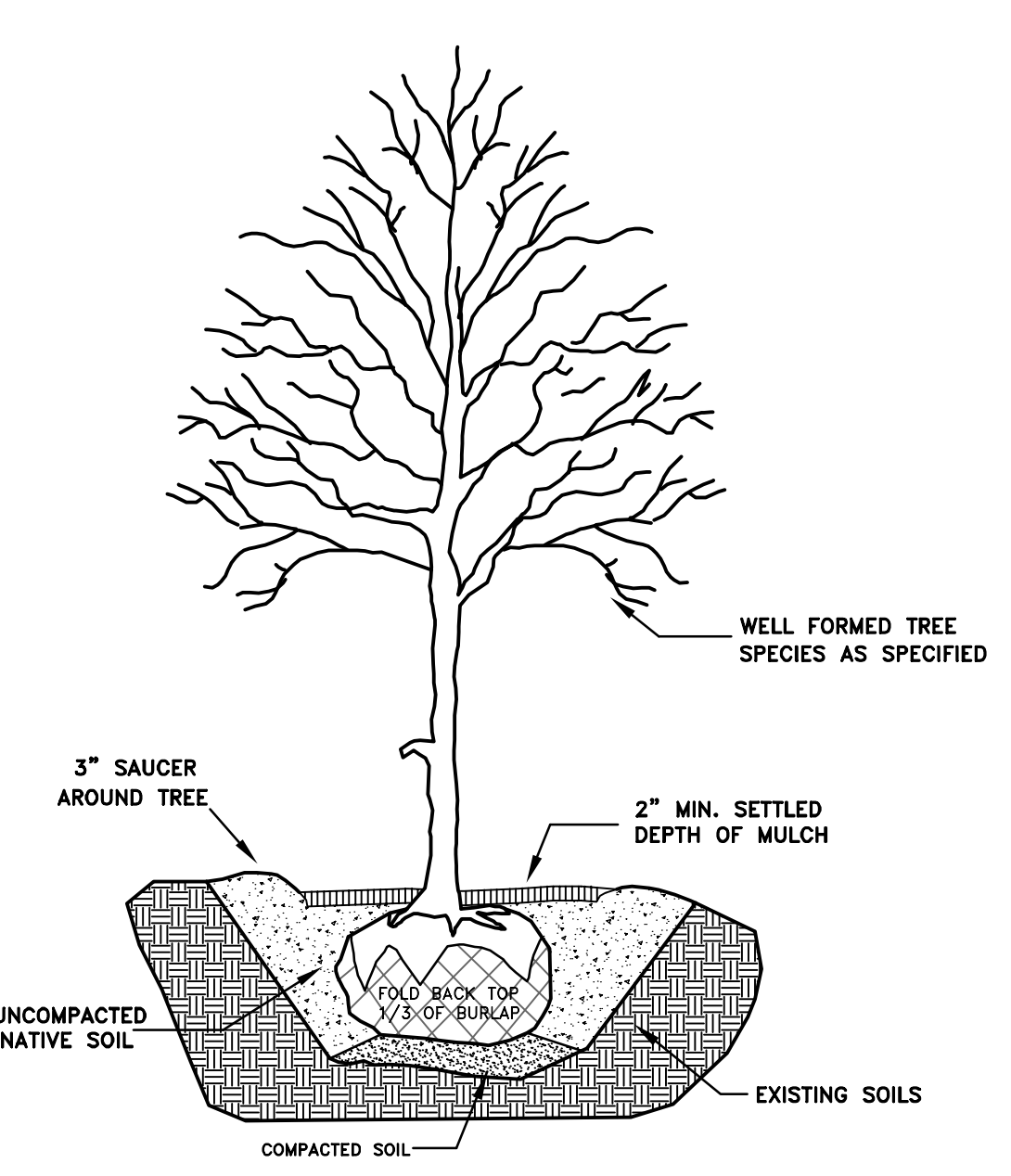
CAUTION !!!
 CONTRACTOR TO LOCATE AND PROTECT EXISTING UTILITIES.
 CONTRACTOR TO NOTIFY COLUMBUS WATER WORKS BEFORE BEGINNING CONSTRUCTION.



Know what's below.
 Call before you dig.

NOTES:
 ADDRESS OF PROJECT: 7021 NORTHLAKE CONNECTOR
 TOTAL SITE AREA IS ±1.8 ACRES.
 PROPERTY IS ZONED GC (NO CONDITIONS ON ZONING).
 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
 THE CONTRACTOR SHALL LOCATE AND PROTECT ANY EXISTING UTILITIES.
 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO STAKE OUT OR LAUNCH ALL IMPROVEMENTS.
 PROJECT SHALL BE GRADED IN SUCH A WAY AS TO RESULT IN POSITIVE DRAINAGE AWAY FROM THE BUILDING AND TOWARD THE STORM SEWER SYSTEM, LOT, SWALE, DRAINAGE STRUCTURE, DRIVE ETC.)
 TOPSOIL SHALL BE REMOVED BEFORE BEGINNING EXCAVATION, STOCKPILED AND SPREAD OVER ALL DISTURBED AREAS UPON COMPLETION OF GRADING.
 ALL BACK FILL IN ALL STORM, SANITARY, WATER, ETC. LINE TRENCHES WILL BE COMPACTED TO 95% MAXIMUM DENSITY UNLESS OTHERWISE SPECIFIED.
 ALL SANITARY AND STORM PIPES WHICH ARE TO JOIN PLUMBING AND ROOF DRAINS SHALL BE INSTALLED TO WITHIN FIVE FEET (5') OF THE BUILDING.
 CONTRACTOR SHALL NOTIFY COLUMBUS WATER WORKS ENGINEERING DEPARTMENT 48 HOURS PRIOR TO INSTALLING ANY SANITARY SEWER.
 ALL SANITARY SEWER SHALL BE INSTALLED PER C.W.W. SPECIFICATIONS.
 ALL MANHOLES INCLUDING EXISTING SHALL BE CORED AND RUBBER BOOT INSTALLED.
 ALL STORM PIPE GREATER THAN 12" SHALL BE REINFORCED CONCRETE, THOSE EQUAL TO OR LESS THAN 12" SHALL BE HIGH-DENSITY POLYETHYLENE PIPE (HDPE) UNLESS NOTED OTHERWISE.
 VALID GEOTECHNICAL ENGINEERING LICENSE REQUIRED FOR INSTALLATION OF WATER AND SANITARY SEWER MAINS.
 ALL HANDICAP ACCESSIBLE PARKING SPACES AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
 ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
 MAXIMUM ALLOWABLE GRADE IN ALL DIRECTIONS ACROSS HANDICAP PARKING SHALL BE 2.00%.

SCALE: 1"=20'



TREE PLANTING DETAIL
 PLANTING HOLE IS 3x DIAMETER OF THE ROOT BALL

MM&V ARCHITECTURE/INTERIORS
 111 NINTH ST
 SUITE 120
 COLUMBUS, GA 31901
 P: 706.571.6923
 F: 706.571.6928

GEORGIA REGISTERED PROFESSIONAL ARCHITECT
 No. 25018
 T. S. CAWLEY

MOON, MEEKS, MASON & VINSON, INC.
 Civil Engineers Land Surveyors
 100 SOUTHERN WAY, SUITE A
 COLUMBUS, GA 31904
 P: 706.327.8306
 F: 706.323.0424

ADAMS FAMILY & COSMETIC DENTISTRY
 COLUMBUS GEORGIA

CONSTRUCTION DOCUMENTS

Project Number: 14-403
 MM&V #214088
 Date: 25 FEBRUARY 2016
 Drawn By: ATS
 Checked By: WDM
 Revisions:

LAYOUT AND TREE PRESERVATION PLAN

Sheet Number

C1.0