

PERMITTING AND SITE DESIGN OF INDIAN MOTORCYCLE DEALERSHIP IN GWINNETT COUNTY, GEORGIA

Indian Motorcycle enlisted Mass Engineering and Consultants to **obtain permitting, initiate site design plans, and oversee site development and construction** for a new dealership facility on Indian Chief Drive in the city of Buford, Gwinnett County, Georgia.

MASS Engineering and Consultants obtained a special use permit from Gwinnett County to allow motorcycle sales in a general commercial zoning project. Upon obtaining the special use permit, MASS Engineering and Consultants coordinated with the developer and architect to develop the site design, including the:

- Site grading
- Roads and walkways
- New 66-space parking lot
- 14,976 square-foot, single story facility



Front view of building under construction



Front view of completed building

CHALLENGES AND SOLUTIONS

During the design phase, two unanticipated challenges emerged:

CHALLENGE #1: SEWER CONNECTION COSTS AND OBSTRUCTIONS

The facility's tie-in, or connection, to a sanitary sewer was a far distance to the project site. Reaching the tie-in would be prohibitively expensive and require the acquisition of multiple easements from private property owners.

SOLUTION: TIE INTO A NEARBY PUBLIC SEWER

MASS Engineering and Consultants worked with Gwinnett County to obtain necessary easements from multiple County properties in order to tie into a nearby public sewer through a traditional gravity sewer line. This also eliminated the need to build a sewer pump station as originally planned.

CHALLENGE #2: SETBACK CHANGES DUE TO RIGHT-OF-WAY ADOPTION

Gwinnett County adopted Indian Chief Drive after the Indian Motorcycle site plan was approved at a Special Use Permit public hearing. The County required the developer to adhere to two right-of-way frontages and setbacks, a departure from the original site layout.

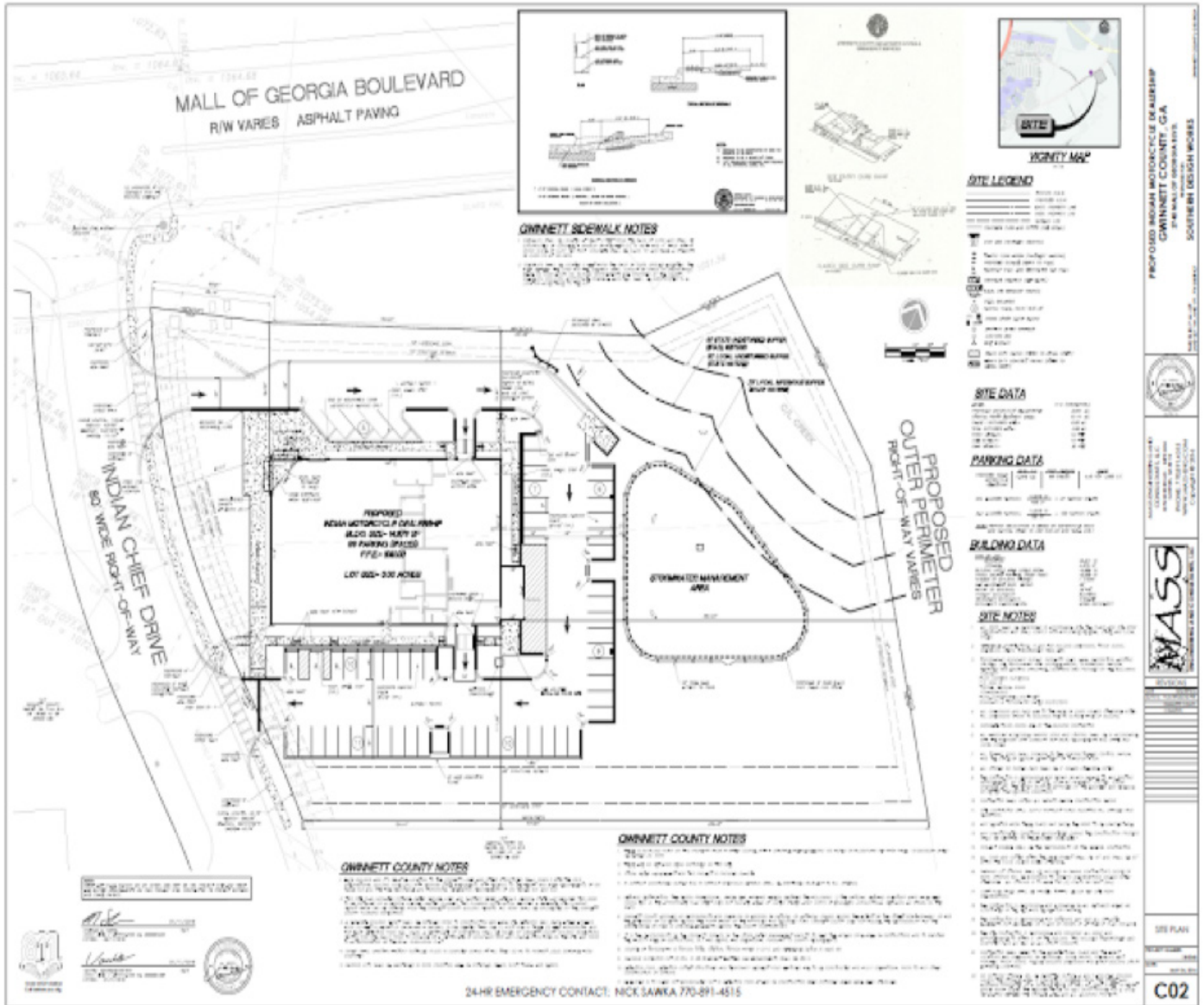
SOLUTION: NEGOTIATE SETBACKS TO COMPLY WITH INITIAL SITE PLAN

Mass Engineering and Consultants negotiated with Gwinnett County and got them to agree to uphold the right-of-way and setback requirements that were in place at the time the project was approved. This allowed the developer to keep his original site layout and avoid the additional design and construction costs of modifying his building and site plans.

OUTCOMES: TIMELY AND SUCCESSFUL SITE DEVELOPMENT AND CONSTRUCTION

MASS Engineering and Consultants navigated multiple unanticipated issues with Gwinnett County to complete the project design and permitting within the developer's time constraints.

MASS Engineering and Consultants managed the grading, development, and sewer line tie-in of the 3-acre site. MASS Engineering and Consultants then supervised the successful construction of a 14,976 square-foot, single-story facility as well as a 66-space parking lot, ensuring that the contractor built the project to the client's specifications.



Site layout and design plans

