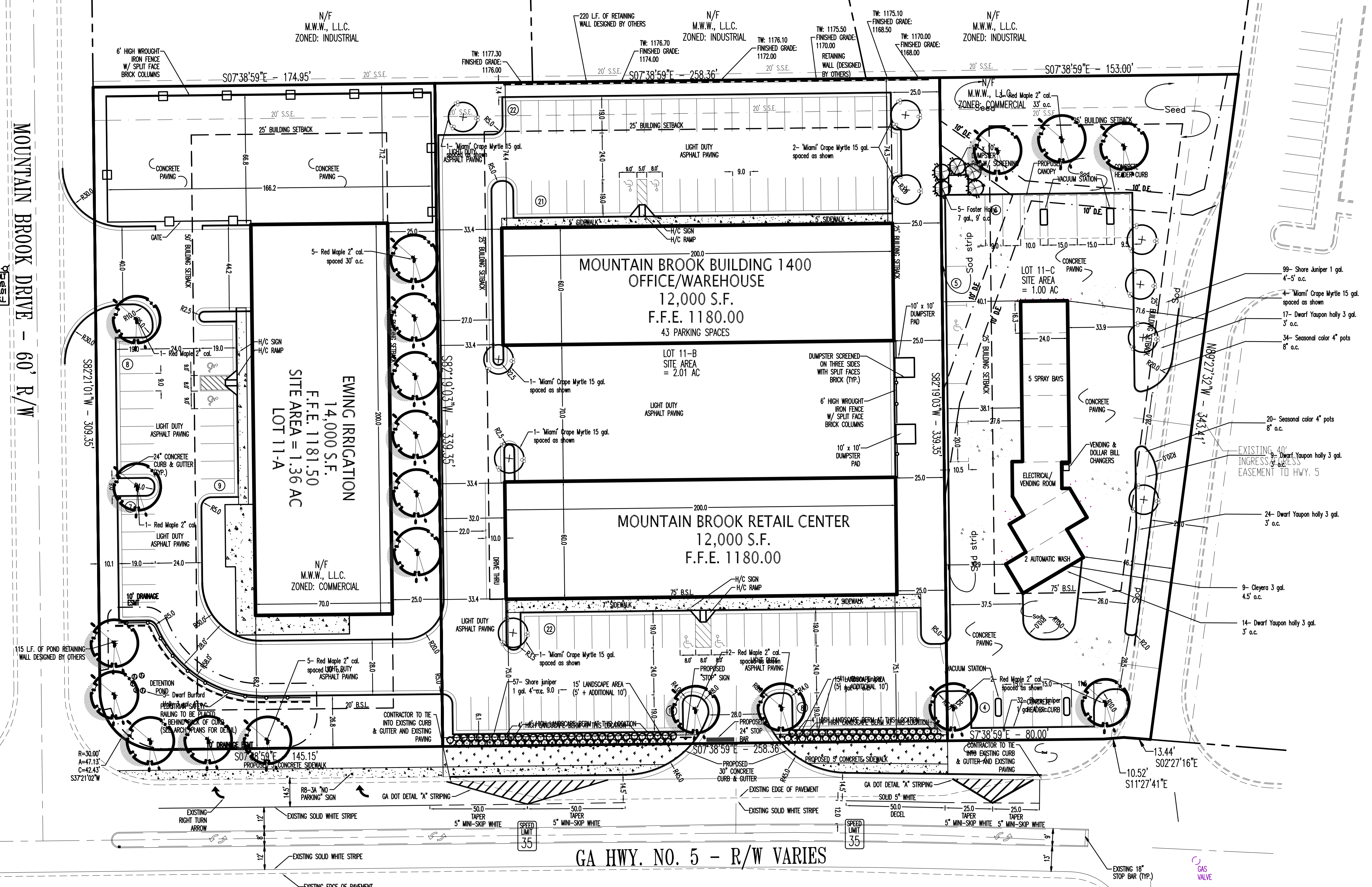


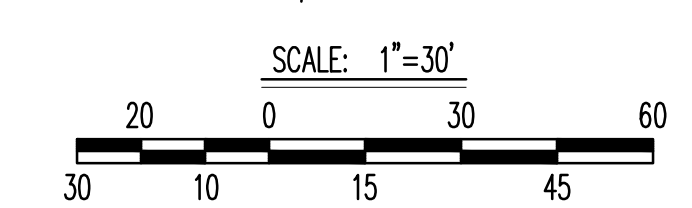
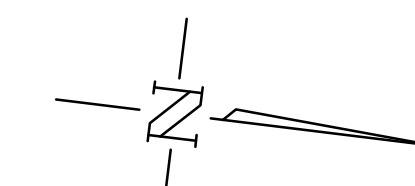
ZONED
LIGHT INDUSTRIAL



SITE LOCATION

SITE NOTES \\System\landworks\CAD Projects\Current\129-020602\site.mxd

- OWNER/PROJECT CONTACT:
MOUNTAIN BROOK INDUSTRIAL PARK
MR. DEAN MYERS
124 P. RICKMAN DRIVE, SUITE 100
CANTON, GEORGIA 30201
(770) 345-2579 ATTN: MR. DEAN MYERS / MR. MIKE WEBER
- THE ENGINEER SHALL BE UNDERSTOOD TO MEAN LANDWORKS ASSOCIATES, INC., 1509 ATKINSON ROAD, LAWRENCEVILLE, GEORGIA 30043, (770) 513-7100.
- THIS PROJECT IS LOCATED IN LAND LOT 272, 15th DISTRICT, CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA.
- ALL CONSTRUCTION MUST CONFORM TO CITY OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO NOTIFY CITY OF HOLLY SPRINGS INSPECTORS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
- THE AREA OF THE EACH LOT IS: 11-A = 1.38 AC & 11-B = 2.01 AC, BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON THE FIELD SURVEY PREPARED BY PETE PIETRASZUK, LAND SURVEYOR, DATED JUNE 15, 2002.
- ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
- THE ENGINEER SHALL HAVE A MINIMUM OF 24 HOURS NOTICE PRIOR TO START-UP OF CONSTRUCTION.
- DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER, MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE TO THE ENGINEER.
- THIS PROPERTY IS NOT WITHIN A FEDERAL FLOOD AREA PER FIRM PANEL NO. 13057C0220B CHEROKEE COUNTY, GEORGIA, DATED JULY 15, 1988.
- ALL DIMENSIONS ARE MEASURED FROM BACK OF CURB TO BACK OF CURB.
- THIS PROPERTY IS ZONED COMMERCIAL.
- WATER SOURCE IS HOLLY SPRINGS WATER DEPARTMENT.
- ALL IMPROVEMENTS TO CONFORM WITH CITY OF HOLLY SPRINGS CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- NOTIFY CITY OF HOLLY SPRINGS INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 345-5536.
- PROPOSED BUILDING SQUARE FOOTAGE / PARKING SPACES:
EMWIG IRRIGATION: 14,000 S.F. (11,200 S.F. WAREHOUSE & 2,800 S.F. OFFICE)
PARKING SPACES REQUIRED:
WAREHOUSE: (11,200 S.F.) X (1 SPACE/2,000 S.F.) = 6 SPACES
OFFICE: (2,800 S.F.) X (1 SPACE/285 S.F.) = 10 SPACES
PARKING SPACES PROVIDED:
37 TOTAL PARKING SPACES (INCLUDING 2 HANDICAP SPACES)
MOUNTAIN BROOK BLDG 1400: 12,000 S.F. (8,000 S.F. WAREHOUSE & 4,000 S.F. OFFICE)
PARKING SPACES REQUIRED:
WAREHOUSE: (8,000 S.F.) X (1 SPACE/2,000 S.F.) = 4 SPACES
OFFICE: (4,000 S.F.) X (1 SPACE/285 S.F.) = 14 SPACES
PARKING SPACES PROVIDED:
43 TOTAL PARKING SPACES (INCLUDING 2 HANDICAP SPACES)
MOUNTAIN BROOK RETAIL CENTER: 12,000 S.F. (2,400 S.F. WAREHOUSE & 9,600 S.F. RETAIL)
PARKING SPACES REQUIRED:
WAREHOUSE: (2,400 S.F.) X (1 SPACE/2,000 S.F.) = 2 SPACES
RETAIL: (9,600 S.F.) X (1 SPACE/285 S.F.) = 34 SPACES
PARKING SPACES PROVIDED:
43 TOTAL PARKING SPACES (INCLUDING 2 HANDICAP SPACES)
- NEITHER VEGETATIVE MATERIAL NOR CONSTRUCTION WASTE MAY BE BURNED NOR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
- TOILET FACILITIES AVAILABLE FOR CONSTRUCTION WORKERS WITHIN 200' OF EACH SITE.
- NO AMENITY AREAS WILL BE INCLUDED WITH THIS PROJECT.
- 24 HOUR CONTACT: DEAN MYERS, (770) 345-2579.
- CITY OF HOLLY SPRINGS FIRE INSPECTOR TO BE PRESENT WHEN ALL WATER SYSTEMS TESTING IS DONE.
- HANDICAP PARKING SPACES SHALL BE AT LEAST 8 FEET WIDE AND BE PROVIDED WITH AN ADJACENT AISLE OF NOT LESS THAN 5 FEET WIDE TO COMPLY WITH GEORGIA ACCESSIBILITY CODE 120-3-20-17 FOR HANDICAP SPACES. ADDITIONAL HANDICAP SPACES SHALL BE DESIGNATED AS RESERVED FOR THE DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL BE 12" X 18" REFLECTIVE BLUE METAL SIGN ON A 2" METAL POST THAT IS 60" FROM THE BOTTOM OF THE SIGN TO THE GROUND. STATE OF GEORGIA APPROVED SIGN ONLY.
- RAMPS SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB OR IS PART OF AN ACCESSIBLE ROUTE THAT HAS A SLOPE OF GREATER THAN 1:20. RAMPS SHALL HAVE A MINIMUM WIDTH OF 3 FEET EXCLUSIVE OF FLARED SIDES AND A MAXIMUM SLOPE OF 1:12. THE FLARED SIDES OF CURB RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:10. ALL PRIMARY ENTRANCES USUALLY CONSIDERED AS MAJOR POINTS OF PEDESTRIAN FLOW MUST BE ACCESSIBLE TO MEET THE REQUIREMENTS OF THE GEORGIA ACCESSIBILITY CODE 120-3-20-18.



Landworks Associates, Inc.
1509 ATKINSON ROAD
LAWRENCEVILLE, GEORGIA 30043
(770) 513-7100 FAX: 513-4353

DATE: 7-19-02
PROJECT NUMBER: 129-020602

REVISIONS	
1	FIRST SUBMITTAL

DESIGN/BUILT FOR:
MOUNTAIN BROOK RETAIL CENTER
@ MOUNTAIN BROOK IND. PARK
LAND LOT 272, 15th DISTRICT
CITY OF HOLLY SPRINGS (CHEROKEE CO.), GEORGIA

CSC
GENERAL CONTRACTORS

124 P. RICKMAN DRIVE SUITE 100 CANTON, GEORGIA 30115 (770)345-2579

DRAWING TITLE: SITE PLAN
SHEET: C-1
OF 6 SHEETS