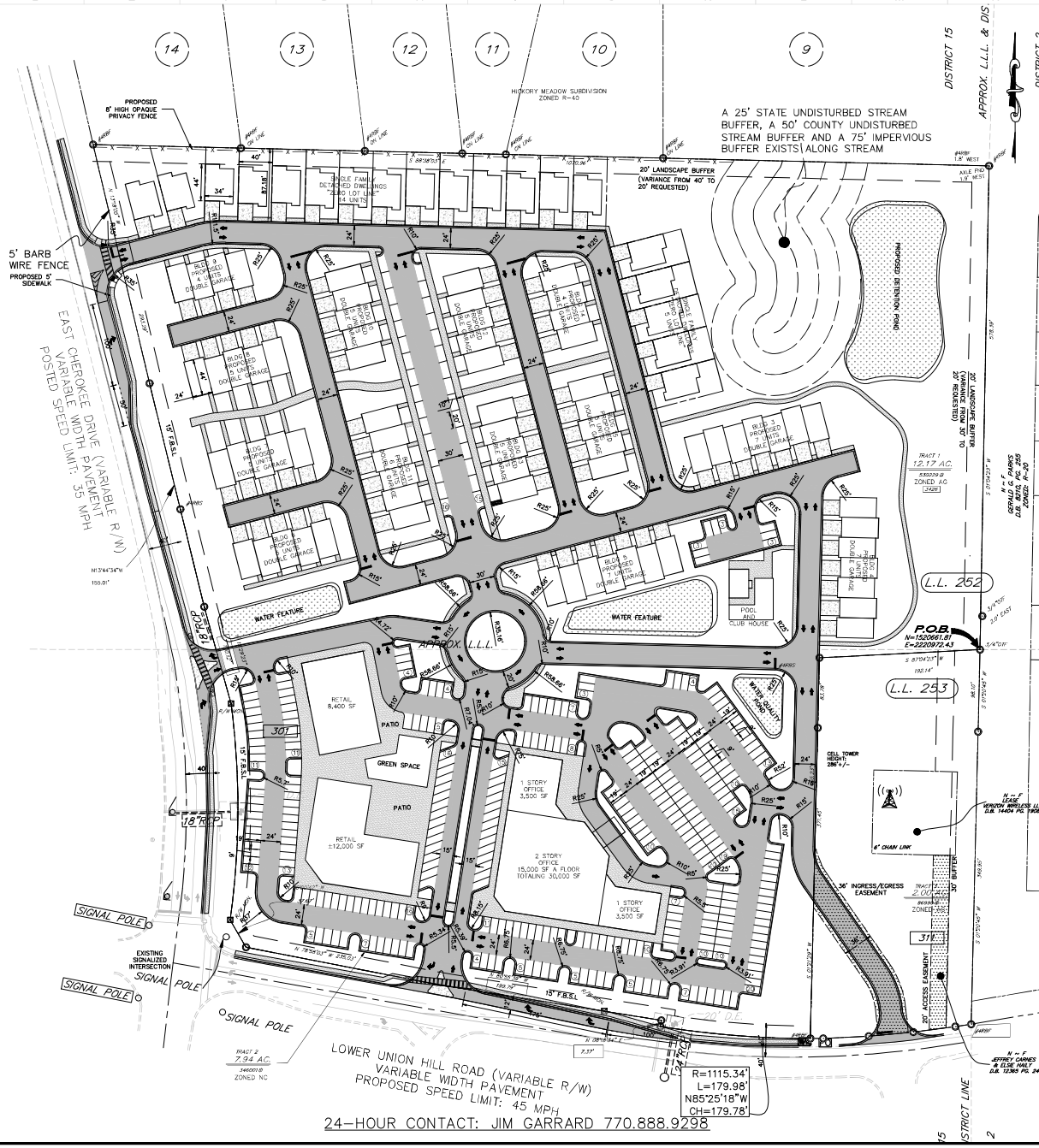
Final Site Plan

VICINITY MAP

THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD X AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 13057C0266E, DATED 6/7/2019.

PROPOSED LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED STANDARD DOT PAVING
- GDOT PAVING
- LANDSCAPE STRIP/SETBACK LINE
- PROPERTY LINE
- CURB & GUTTER
- WATER METER
- TRANSFORMER PAD
- ADA RAMP
- SIGN
- CONCRETE WHEEL STOP
- ADA PARKING SYMBOL
- DIRECTIONAL ARROWS
- 24" STOP BAR
- PROPOSED LIGHT POLE



24-HOUR CONTACT: JIM GARRARD 770.888.9298

SITE DATA

PARCEL ID: (REFERENCE):	15-0252-0006
EXISTING LAND USE:	VACANT
CURRENT ZONING CLASSIFICATION:	NC, AG (CHEROKEE COUNTY)
PROPOSED ZONING CLASSIFICATION:	MXD-2 TND (UNDERLYING ZONING DISTRICT)
OVERLAY DISTRICT	NONE
CURRENT LOCAL JURISDICTION:	CITY OF HOLLY SPRINGS
FLOOD ZONE CLASSIFICATION:	X

SITE AREA CALCULATIONS

USE	AREA	QUANTITY	SUB TOTAL AREA	PERCENTAGE
SINGLE FAMILY	2,992	19	56,848	18.98%
TOWNHOMES	2,640	70	184,800	61.71%
COMMERCIAL		5	57,800	19.30%
RETAIL	20,800			
OFFICE	37,000			
TOTAL	299,448			

PROPOSED PARKING DATA

COUNTY PARKING REQUIRED:
COMMUNITY RETAIL USES (20,800 SF)
1 SPACE PER 200 SQ. FT. (NET) OF FLOOR SPACE 20,800/200= 104 SPACES
OFFICES NOT ELSEWHERE CLASSIFIED (37,000 SF)
1 SPACE PER 285 SQ. FT. (NET) OF FLOOR SPACE 37,000/285= 130 SPACES
TOWNHOUSE & SINGLE FAMILY DETACHED
2 SPACES PER FOR EACH 3 OR MORE BEDROOM DWELLING UNIT (89) 178 SPACES
TOTAL PARKING REQUIRED 412 SPACES

PROVIDED PARKING
STANDARD SPACES 9'X10' 293 SPACES
RESIDENT PARKING 218 SPACES
ACCESSIBLE SPACES 9'X10' (REQUIRED) 9 SPACES
TOTAL PARKING PROVIDED 520 SPACES

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY OTHERS.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA.
7. ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
9 SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
14. ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
15. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
16. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
17. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE FOR WORK. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
18. ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET GDOT SPECIFICATIONS.
19. ALL ROADWAY TO BE PUBLIC
20. ALL ALLEYS SHALL BE PRIVATE
21. THIS IS NOT AN ENGINEERED SITE PLAN, SUBJECT TO AGENCY STANDARDS
22. THIS PLAN DOES NOT REPRESENT A PRELIMINARY PLAT

130 E. MAIN STREET
SUITE 204
CANTON, GA 30114
470-863-1070

GEORGIA REGISTERED No. 27020 PROFESSIONAL ENGINEER
07/25/2025
ENGINEER OF RECORD

NO.	DATE	DESCRIPTION	BY	CHK	APV

CIVIL PLANS
PROPOSED MIXED-USE
301 LOWER UNION HILL RD & 3426 E. CHEROKEE DR, HOLLY SPRINGS, GA 30115
L.L. 252,253 ~ DISTRICT 15, PARCEL # 15-0252-0006

GARRARD DEVELOPMENT INC
343 DALONEGA ST. STE A CUMMING, GA 30040
JIM GARRARD 770.888.9298

0 60' 90' 120'
SCALE: 1"=60'

ISSUE DATE 07/22/2025
PROJECT NUMBER 2025-002
SHEET TITLE ANNEXATION / ZONING SITE PLAN
SHEET NUMBER C1