





**NOTES:**  
 THE PROJECT IS TO BE CONSTRUCTED IN PHASES. THE PHASES SHALL BE AS FOLLOWS: PHASE 1: CONSTRUCTION OF THE SOCCER COMPLEX AND PARKING. PHASE 2: CONSTRUCTION OF THE OFFICE BUILDING. PHASE 3: CONSTRUCTION OF THE RETAIL CENTER. PHASE 4: CONSTRUCTION OF THE HOTEL. PHASE 5: CONSTRUCTION OF THE RESIDENTIAL DEVELOPMENT.

**2.66 ACRES**

THE PROJECT IDENTIFICATION NO. IS: 01-00-01-000

**ZONED: H-1**  
 DENSITY HOUSING

**OWNER/DEVELOPER:**

MR. JIM BECK  
 518 BIRCHWOOD STREET  
 JAMESVILLE, GEORGIA 30021  
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**24-HOUR CONTACT:**

MR. JIM BECK  
 PHONE: 770-536-1121

**GENERAL NOTES:**

1. NOTIFY CITY OF LAURENSVILLE 24 HOURS PRIOR TO BEGINNING EACH PHASE OF CONSTRUCTION.
2. ALL CONSTRUCTION TO COMPLY WITH CITY STANDARDS AND SPECIFICATIONS.
3. PARKING REQUIRED:  
 THROUGH-PUBLIC ASSEMBLY: 1 SPACE / 3 SEATS  
 TOTAL REQUIRED = 250 SEATS / 3 x 1 = 11 SPACES
4. PARKING PROVIDED:  
 11 THROUGH SPACES (1 x 30')  
 23 THROUGH SPACES (13 x 30')  
 14 THROUGH SPACES
5. NO OVERDOOR STORAGE.
6. NO SIGN, LIGHTING WILL BE USED ON THE SITE.
7. ALL SIGNAGE AREAS SHALL BE INSPECTED WHEN THE CONCRETE FORMS HAVE BEEN INSTALLED AND AFTER THE CONCRETE HAS BEEN POURED.
8. RATIO OF GROSS FLOOR TO TOTAL LOT AREA: (30,000 SF / 2.66 ACRES) = 286 GROSS FLOOR SPACE PER TOTAL LOT AREA.
9. PROPOSED BUILDING HEIGHT = 35' (1 STORY ABOVE GRADE).
10. PROPOSED SITE CONSIST OF 588 APPROXIMATE SURFACE AREA.
11. A PLUMBING SHALL BE OBTAINED FROM DEPARTMENT OF PLUMBING AND JOBBING PRIOR TO PLACING ANY SIGNS ON THE PROPERTY.
12. THERE ARE NO STATE WATERS OR WETLANDS LOCATED ON THIS SITE.

