# 45 Mount Olive Industrial Drive, Commerce, GA

BroadPoint PARTNERS




# ±10 Acres Available for Sale

## 7,000 - 35,000 SF Proposed

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# Property Overview 45 Mount Olive Industrial Drive, Commerce, GA






**Proposed Building**

***7,000 - 35,000 SF***

**TOTAL ACREAGE**
±10 Total Acres

**PROPOSED BUILDING SIZE**
7,000 - 35,000 SF

**ACCESS**
1.7 Miles to I-85

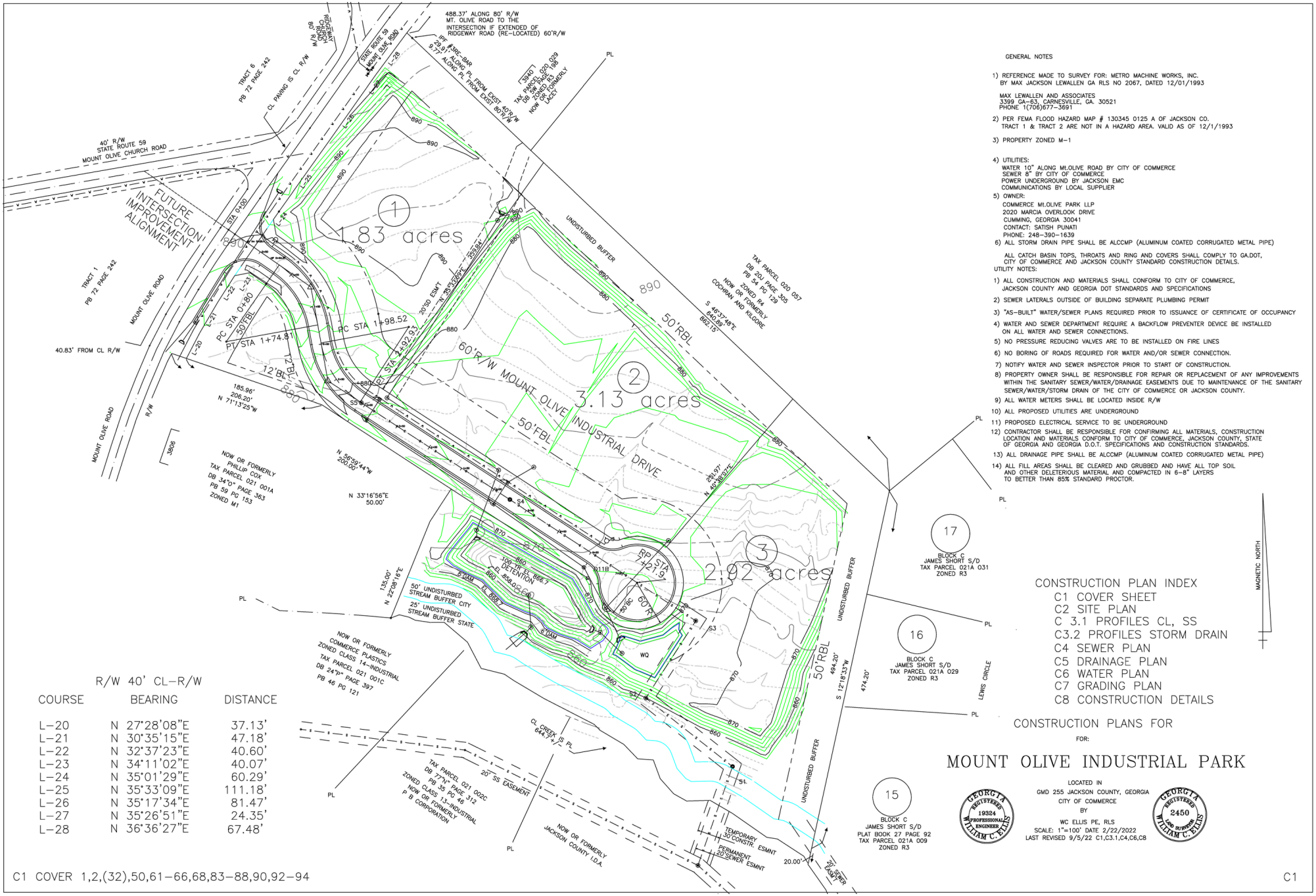
**ZONING**
M-1

**SEWER | 8" Line**
City of Commerce

**POWER**
Jackson EMC

**WATER | 10" Line**
City of Commerce

# Development Plan 45 Mount Olive Industrial Drive, Commerce, GA




R/W 40' CL-R/W

| COURSE | BEARING | DISTANCE |
|---|---|---|
| L-20 | N 27°28'08"E | 37.13' |
| L-21 | N 30°35'15"E | 47.18' |
| L-22 | N 32°37'23"E | 40.60' |
| L-23 | N 34°11'02"E | 40.07' |
| L-24 | N 35°01'29"E | 60.29' |
| L-25 | N 35°33'09"E | 111.18' |
| L-26 | N 35°17'34"E | 81.47' |
| L-27 | N 35°26'51"E | 24.35' |
| L-28 | N 36°36'27"E | 67.48' |

GENERAL NOTES

1) REFERENCE MADE TO SURVEY FOR: METRO MACHINE WORKS, INC. BY MAX JACKSON LEWALLEN GA RLS NO 2067, DATED 12/01/1993

MAX LEWALLEN AND ASSOCIATES
3399 GA-63, CARNESVILLE, GA. 30521
PHONE 1(706)677-3691

2) PER FEMA FLOOD HAZARD MAP # 130345 0125 A OF JACKSON CO. TRACT 1 & TRACT 2 ARE NOT IN A HAZARD AREA. VALID AS OF 12/1/1993

3) PROPERTY ZONED M-1

4) UTILITIES:
WATER 10" ALONG Mt.OLIVE ROAD BY CITY OF COMMERCE
SEWER 8" BY CITY OF COMMERCE
POWER UNDERGROUND BY JACKSON EMC
COMMUNICATIONS BY LOCAL SUPPLIER

5) OWNER:
COMMERCE Mt.OLIVE PARK LLP
2020 MARCIA OVERLOOK DRIVE
CUMMING, GEORGIA 30041
CONTACT: SATISH PUNATI
PHONE: 248-390-1639

6) ALL STORM DRAIN PIPE SHALL BE ALCCMP (ALUMINUM COATED CORRUGATED METAL PIPE)

ALL CATCH BASIN TOPS, THROATS AND RING AND COVERS SHALL COMPLY TO GA.DOT, CITY OF COMMERCE AND JACKSON COUNTY STANDARD CONSTRUCTION DETAILS.

UTILITY NOTES:

1) ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CITY OF COMMERCE, JACKSON COUNTY AND GEORGIA DOT STANDARDS AND SPECIFICATIONS
2) SEWER LATERALS OUTSIDE OF BUILDING SEPARATE PLUMBING PERMIT
3) "AS-BUILT" WATER/SEWER PLANS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
4) WATER AND SEWER DEPARTMENT REQUIRE A BACKFLOW PREVENTER DEVICE BE INSTALLED ON ALL WATER AND SEWER CONNECTIONS.
5) NO PRESSURE REDUCING VALVES ARE TO BE INSTALLED ON FIRE LINES
6) NO BORING OF ROADS REQUIRED FOR WATER AND/OR SEWER CONNECTION.
7) NOTIFY WATER AND SEWER INSPECTOR PRIOR TO START OF CONSTRUCTION.
8) PROPERTY OWNER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY IMPROVEMENTS WITHIN THE SANITARY SEWER/WATER/DRAINAGE EASEMENTS DUE TO MAINTENANCE OF THE SANITARY SEWER/WATER/STORM DRAIN OF THE CITY OF COMMERCE OR JACKSON COUNTY.
9) ALL WATER METERS SHALL BE LOCATED INSIDE R/W
10) ALL PROPOSED UTILITIES ARE UNDERGROUND
11) PROPOSED ELECTRICAL SERVICE TO BE UNDERGROUND
12) CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING ALL MATERIALS, CONSTRUCTION LOCATION AND MATERIALS CONFORM TO CITY OF COMMERCE, JACKSON COUNTY, STATE OF GEORGIA AND GEORGIA D.O.T. SPECIFICATIONS AND CONSTRUCTION STANDARDS.
13) ALL DRAINAGE PIPE SHALL BE ALCCMP (ALUMINUM COATED CORRUGATED METAL PIPE)
14) ALL FILL AREAS SHALL BE CLEARED AND GRUBBED AND HAVE ALL TOP SOIL AND OTHER DELETERIOUS MATERIAL AND COMPACTED IN 6-8" LAYERS TO BETTER THAN 85% STANDARD PROCTOR.

CONSTRUCTION PLAN INDEX


C1 COVER SHEET
C2 SITE PLAN
C 3.1 PROFILES CL, SS
C3.2 PROFILES STORM DRAIN
C4 SEWER PLAN
C5 DRAINAGE PLAN
C6 WATER PLAN
C7 GRADING PLAN
C8 CONSTRUCTION DETAILS


CONSTRUCTION PLANS FOR

FOR:

## MOUNT OLIVE INDUSTRIAL PARK

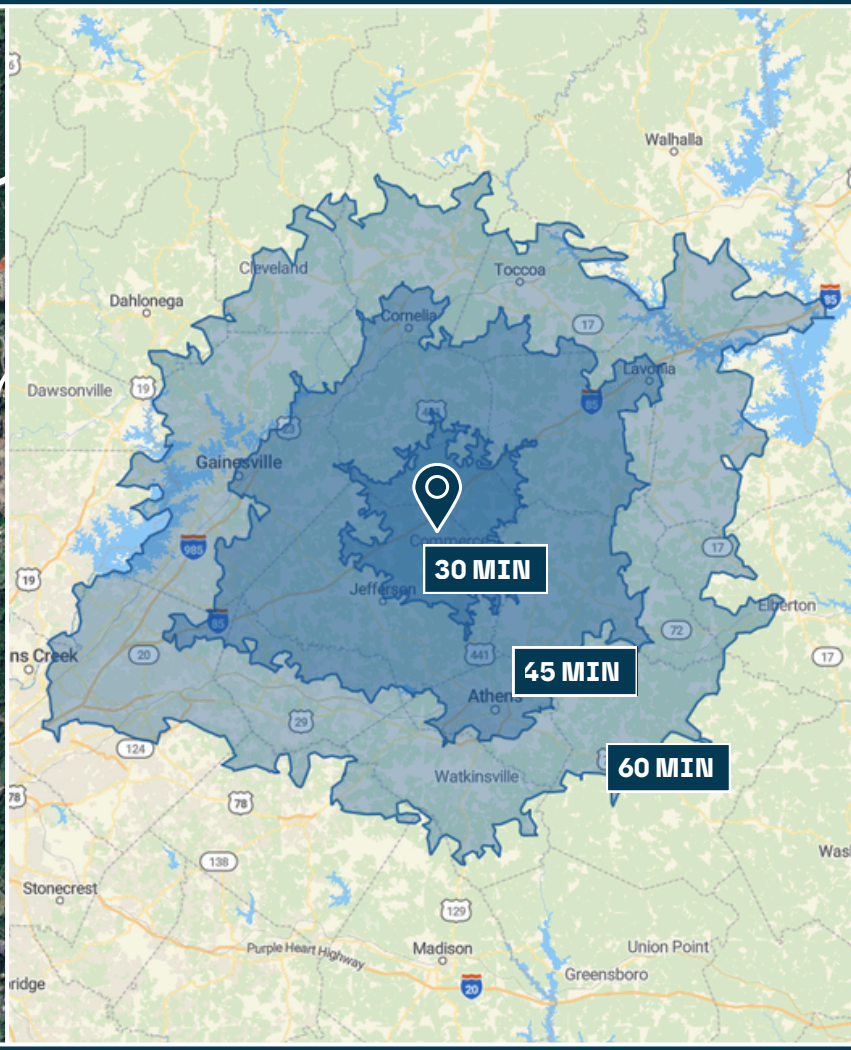
LOCATED IN
GMD 255 JACKSON COUNTY, GEORGIA
CITY OF COMMERCE
BY
WC ELLIS PE, RLS
SCALE: 1"=100' DATE 2/22/2022
LAST REVISED 9/5/22 C1,C3.1,C4,C6,C8

GEORGIA REGISTERED 19324 PROFESSIONAL ENGINEER WILLIAM C. ELLIS

GEORGIA REGISTERED 2450 LAND SURVEYOR WILLIAM C. ELLIS

# Location Overview 45 Mount Olive Industrial Drive, Commerce, GA




## KEY DISTANCES

### INTERSTATES

Interstate 85 ..... 1.7 miles
Interstate 285 ..... 52 miles
Interstate 75 ..... 63 miles

### AIRPORTS

Hartsfield-Jackson ATL ..... 74 miles

### LOGISTICS HUBS

FedEx Ground Hub ..... 20 miles
UPS Ground Hub ..... 34 miles

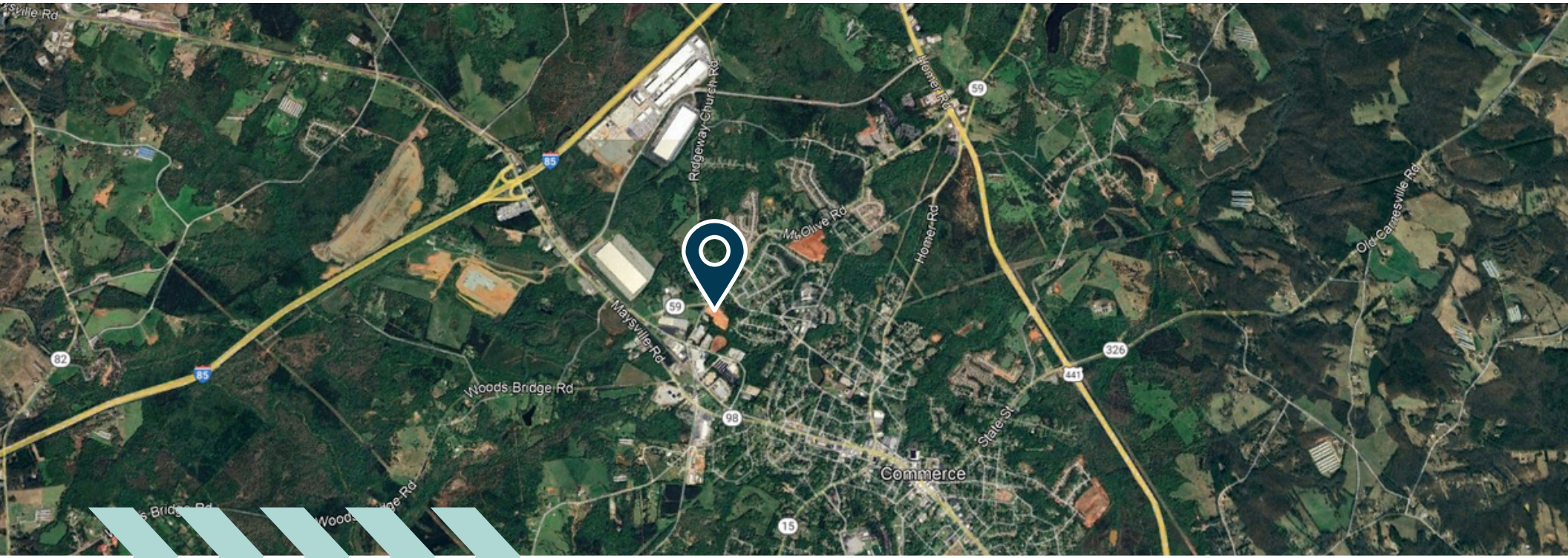
### CITIES

Downtown Atlanta ..... 63 miles

### PORTS

Inland Port Greer ..... 96 miles
Port of Savannah ..... 231 miles

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## Commerce, GA 30529

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