LEGEND

I.P.S.	IRON PIN SET (1/2" REBAR)
I.P.S.	IRON PIN SET (1/2" REBAR)
I.P.F.	IRON PIN FOUND
C.M.F.	CONCRETE MONUMENT FOUND
O.T.P.	OPEN TOP PIPE
B.M.	BENCHMARK
T.B.M.	TEMPORARY BENCHMARK
C.T.P.	CRIMP TOP PIPE
M.T.	MARKED TREE
D.H.	DRILL HOLE
L.L.L.	LAND LOT LINE
L.L.	LAND LOT
℄	PROPERTY LINE
℄	CENTERLINE
B	BUILDING LINE
R/W	RIGHT-OF-WAY
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
C.&G.	CURB & GUTTER
B.O.C.	BACK OF CURB
T.O.C.	TOP OF CURB
G.M.D.	GEORGIA MILITIA DISTRICT
P.B./PG.	PLAT BOOK/PAGE
D.B./PG.	DEED BOOK/PAGE
P.O.B.	POINT OF BEGINNING
T.P.O.B.	TRUE POINT OF BEGINNING
ELEV.	ELEVATION
I.E.	INVERT ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION
E.P.	EDGE OF PAVEMENT
A.S.P.	ALUMINIZED STEEL PIPE TYPE 2
R.C.P.	REINFORCED CONCRETE PIPE
D.I.P.	DUCTILE IRON PIPE
P.V.C.	POLYVINYLCHLORIDE PIPE
V.C.P.	VITRIFIED CLAY PIPE
L.P.	LIGHT POLE
P.P.	POWER POLE OR UTILITY POLE
M.H.	MANHOLE
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
J.B.	JUNCTION BOX
O.S.	OUTLET STRUCTURE
FES	FLARED END SECTION
H.W.	HEADWALL
D.I.	DROP INLET
G.I.	GRATE INLET
F.H.	FIRE HYDRANT
W.V.	WATER VALVE
W.M.	WATER METER
G.V.	GAS VALVE
+941.2	EXISTING GROUND ELEVATION
941.2	PROPOSED GROUND ELEVATION
910	EXISTING CONTOUR ELEVATION
910	PROPOSED CONTOUR ELEVATION
OHP	POWERLINE
TF	TREE PROTECTION FENCE
CRZ	CRITICAL ROOT ZONE
U.T.	UNDERGROUND TELEPHONE LINE
G	GAS LINE
C.T.V.	CABLE T.V. LINE
U.C.T.V.	UNDERGROUND CABLE T.V. LINE
S	SANITARY SEWER LINE
	STORM SEWER PIPE
W	WATER LINE / PIPE
	FENCE LINE
	BRANCH/CREEK/STREAM CENTERLINE
	DITCH / DRAIN CENTERLINE
	FLOOD HAZARD ZONE LIMITS
	TREE
	LIMITED ACCESS
STA.	STATION
N/F	NOW OR FORMERLY
	TEST BORING LOCATION
W.E.	WATER LINE EASEMENT

CONTROL POINT #107	
DESCRIPTION:	PK NAIL
NORTHING:	1500162.2400
EASTING:	2398925.8069
ELEVATION:	898.23

CONTROL POINT #20882	
DESCRIPTION:	PK NAIL
ORTHING:	1500132.2403
EASTING:	2398641.6719
ELEVATION:	888.12

PAVEMENT LEGEND

ASPHALT

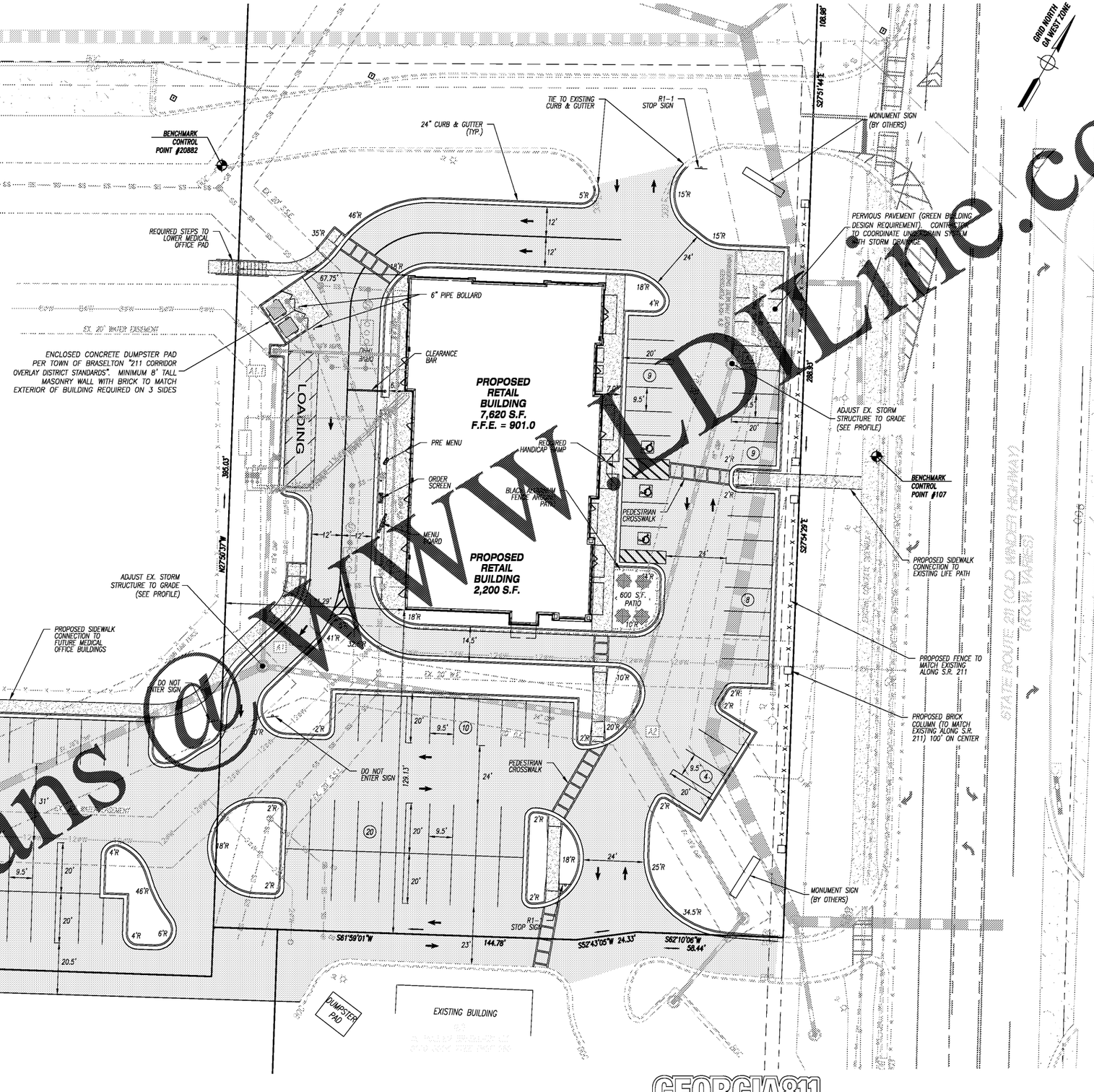
CONCRETE

SIGN CHART

SYMBOL	ID#	QUANTITY	SIGN SIZE
STOP	R1-1	2	30"x30"

SITE PLAN NOTES:

1. PROPOSED DUMPSTER PAD TO BE SCREENED ON THREE (3) SIDES WITH A MINIMUM EIGHT (8) FOOT MASONRY WALL, SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE BUILDING ON SITE. IN ADDITION, THE DUMPSTER PAD SHALL HAVE A GATE ON THE FOURTH SIDE THAT SHALL BE ARCHITECTURALLY FINISHED.
2. 24" HIGH BACK CURB AND GUTTER TO BE USED THROUGHOUT DEVELOPMENT.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. ALL RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. COORDINATE LAYOUT OF PROPOSED BUILDINGS WITH APPROVED ARCHITECTURAL PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH ENGINEER ANY DISCREPANCIES FOUND.
7. SEE SHEET 13 FOR PAVING SPECS AND TYPICAL BOLLARD DETAIL
8. CONTRACTOR TO PROVIDE AND INSTALL (2) 4" EMPTY CONDUITS WITH PULL STRING TO TERMINATION – CONTRACTOR SHALL COORDINATE LOCATION WITH LOCAL TELEPHONE COMPANY.



PARKING SUMMARY

BUILDING USE	FLOOR AREA	PARKING RATIO	REQUIRED PARKING	MAXIMUM ALLOWABLE PARKING
RETAIL #1	2,200 S.F. (1,500 S.F. SEATING AREA)	1 SPACE PER 75 S.F. (SEATING AREA)	20 SPACES	25 SPACES
RETAIL #2	7,620 S.F.	1 SPACE PER 250 S.F.	31 SPACES	39 SPACES
		TOTAL	51 SPACES	64 SPACES
		TOTAL SPACES SHOWN	108 SPACES *	

* 60 SPACES ARE SHOWN FOR RETAIL BUILDINGS #1 AND #2. AN ADDITIONAL 48 SPACES ARE PROVIDED FOR THE FUTURE MEDICAL OFFICE BUILDING TO THE WEST THAT WILL BE BUILT AT A LATER DATE. THESE SPACES ARE PROVIDED AS THE DRIVE IS BUILT NOW FOR CONNECTIVITY OF THE SITE

RETAIL BUILDING HANDICAP SPACES PROVIDED = 3 SPACES (INCLUDED IN TOTAL SPACES SHOWN)

GEORGIA811 Utilities Protection Center, Inc
Know what's below. Call before you dig.

Graphic Scale: 1" = 20'
10' 0 20' 40' 60' 80'

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SUITE A
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PREPARED FOR:

FRIENDSHIP ROAD PROPERTIES, LLC
3101 TOWERCREEK PKWY. SUITE 420
ATLANTA, GA 30339
MR. RANDY HERRON
(404) 578-8296

PROJECT NAME:

CREEKSIDE RETAIL

TASK:

SITE PLAN

GEORGIA REGISTERED PROFESSIONAL ENGINEER JERRY J. PARKER 04/12/18

PROJECT INFORMATION:

CREEKSIDE RETAIL	Project Name
15-082F	Project Number
OLD WINDER HIGHWAY	Project Address
G.M.D. 1749	Parcel No.(s)
	Land Lot / District
TOWN OF BRASELTON	
HALL COUNTY	County, State

No.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		

RJP DESIGN	AS SHOWN SCALE
RJP DRAWN	3 of 17 SHEET
KWB CHECKED	
03/20/18 DATE	15-082F PROJECT No.