



DUMPSTER AREA ENLARGEMENT  
SCALE 1"=10'

A=24.40'  
N57°36'45"W  
Chd: 24.40'  
R=570.00'

61.30'  
N55°43'23"W

HEAVY DUTY ASPHALT PAVING (WHERE SHADED)  
18" CONCRETE CURBS & GUTTER TYP ONSITE  
STANDARD DUTY ASPHALT PAVING  
90° PARKING TYP ONSITE

(BASE BID) PEA GRAVEL BETWEEN WALL AND BACK OF CURB (BID ALT.) LAWN ON SLOPE  
(BASE BID) SEGMENTAL RETAINING WALL PER SPEC 32 32 23 (BID ALT.) NO WALL W/ SLOPE ONTO ADJACENT PROPERTY  
(BASE BID) 48" COATED CHAIN LINK FENCE BLACK SEE SPEC 32 31 13 (BID ALT.) NO FENCE

Order Plans @ [www.dline.com](http://www.dline.com)

**LEGEND**

|     |                                       |     |                                       |
|-----|---------------------------------------|-----|---------------------------------------|
| --- | Ex. Curb                              | --- | Ex. Storm Drainage Line               |
| --- | Ex. Overhead Elect. or Utility Line   | --- | Ex. Undergroud Electrical             |
| --- | Ex. Undergroud Electrical             | --- | Ex. Undergroud Fiber Optics           |
| --- | Ex. Undergroud Telephone              | --- | Ex. Undergroud Telephone              |
| --- | PROPERTY LINE                         | --- | PROPERTY LINE                         |
| --- | BUILDING LINE                         | --- | BUILDING LINE                         |
| --- | EASEMENT                              | --- | EASEMENT                              |
| --- | BUILDING SETBACK LINE                 | --- | BUILDING SETBACK LINE                 |
| --- | LANDSCAPE BUFFER LINE                 | --- | LANDSCAPE BUFFER LINE                 |
| --- | LOT LINE                              | --- | LOT LINE                              |
| --- | WALKWAY                               | --- | WALKWAY                               |
| --- | PROPR. FENCE LINE                     | --- | PROPR. FENCE LINE                     |
| --- | TOP. LIMITS OF CONSTRUCTION           | --- | TOP. LIMITS OF CONSTRUCTION           |
| --- | PROPOSED TREE PROTECTION              | --- | PROPOSED TREE PROTECTION              |
| --- | PROPOSED SWALE CENTERLINE             | --- | PROPOSED SWALE CENTERLINE             |
| --- | PROPOSED DITCH CENTERLINE             | --- | PROPOSED DITCH CENTERLINE             |
| --- | PROP. WATER LINE                      | --- | PROP. WATER LINE                      |
| --- | PROP. FIRE LINE                       | --- | PROP. FIRE LINE                       |
| --- | PROP. IRRIGATION LINE                 | --- | PROP. IRRIGATION LINE                 |
| --- | PROP. GAS LINE                        | --- | PROP. GAS LINE                        |
| --- | PROP. STORM DRAINAGE LINE             | --- | PROP. STORM DRAINAGE LINE             |
| --- | PROP. SANITARY SEWER LINE             | --- | PROP. SANITARY SEWER LINE             |
| --- | PROP. SANITARY SEWER FORCE MAIN       | --- | PROP. SANITARY SEWER FORCE MAIN       |
| --- | PROP. OVERHEAD ELECT. OR UTILITY LINE | --- | PROP. OVERHEAD ELECT. OR UTILITY LINE |
| --- | PROP. UNDERGROUND ELECTRICAL          | --- | PROP. UNDERGROUND ELECTRICAL          |
| --- | PROP. UNDERGROUND FIBER OPTICS        | --- | PROP. UNDERGROUND FIBER OPTICS        |
| --- | PROP. UNDERGROUND TELEPHONE           | --- | PROP. UNDERGROUND TELEPHONE           |

**ABBREVIATIONS**

SEE - NEW PUBLIC SANITARY SEWER EASEMENT (SEE PLAN FOR WIDTH)  
DE - NEW DRAINAGE EASEMENT (SEE PLAN FOR WIDTH)  
WE - NEW PUBLIC WATER EASEMENT (SEE PLAN FOR WIDTH)  
LVA BUFFER - NEW LANDSCAPE BUFFER (SEE PLAN FOR WIDTH AND TYPE)  
FRS - FRONT YARD SETBACK, 50' - SEE TRACT SETBACK / FRS - REAR YARD SETBACK  
FTE - FINISHED FLOOR ELEVATION  
TR - FINISH GRADE AT TOP OF RETAINING WALL  
BW - FINISHED GROUND GRADE AT BOTTOM OF RETAINING WALL (GRASS GRADE)  
S200 / S200 - STORM DRAINAGE / SANITARY SEWER CLEAN-OUT  
DS - ROOF DOWNSPOUT CONNECTION  
S200 - SINGLE SOLID WHITE LINE / S200 - DOUBLE SOLID YELLOW LINE  
S200 - SINGLE DASHED WHITE LINE

**SITE INFORMATION:**

SITE AREA: 2.87 ACRES  
SITE IS ZONED: C-1 GENERAL COMMERCIAL IN EAST ELLIJAY  
LAND DISTURBANCE AREA: 200.0 ACRES  
DAX MAP PARCEL # 2007-106  
BUILDING AREA: 13,600± SF

TOTAL NUMBER OF UNITS: 1 UNIT  
STREET ADDRESS: T.B.D.  
FRONT YARD SETBACK: 40 FEET  
SIDE YARD SETBACK: 15 FEET  
REAR YARD SETBACK: 15 FEET

SANITARY SEWER AVAILABILITY: EX. 8" PUBLIC SEWER MAIN LOCATED IN NEWLY BUILT PUBLIC ROAD  
POTABLE WATER EX. PUBLIC WATER MAIN LOCATED IN SUPPLY AVAILABILITY: ON SOUTH SIDE OF NEW ROAD  
STORM DRAINAGE: STORM DRAINAGE WILL DISCHARGE INTO AN EXISTING EARTH BASIN ON EXISTING 48" CMP RUNNING NORTH TO SOUTH ON THE PROPERTY

REGULAR PARKING SPACES: 87  
REGULAR HCP SPACES: 4  
VAN ACCESSIBLE HCP SPACES: 2  
TOTAL PARKING PROVIDED: 93 SPACES  
PARKING RATIO REQUIRED: 6 SPACES / 1,000 GLA= 12,800±/1,000=12.8

FLOODING: THE PROPERTY IS NOT LOCATED IN SPECIAL HAZARD AREA PER SLOPER COUNTY O.A.

PROPERTY OWNER: CARTEWAY PROPERTIES, LLC

**811**  
Know what's below.  
Call before you dig.

**NORTH**

Scale 1" = 20'

MAA CIVIL CONTACT: JOSEPH PARKS, P.E.  
DIRECT LINE: 423-664-1482



ISSUE DATES  
INITIAL 09-04-2020  
1.  
2.  
3.  
4.  
5.  
6.

JOB NO. 19-068 | D'WN JP | CKD NH

**C1.0**

SITE STAKING

**GEORGIA MOUNTAINS HEALTH SERVICES, INC.**  
HIGHLAND CROSSING SOUTH TRACT G  
EAST ELLIJAY, GEORGIA

**ART TECH**  
ARCHITECTURE & INTERIORS  
ARTTECH DESIGN GROUP, INC.  
1400 LOCKMAY STREET  
ATLANTA, GA 30309  
404.265.9515