

Site 1
Area : 22887.15

LEGEND

---	Ex. Venti
---	Ex. Gasoline
---	Ex. Fence
---	Ex. Power Line
---	Ex. Fire Line
---	Ex. Irrigation Line
---	Ex. Storm Drainage Line
---	Ex. Sanitary Sewer Main
---	Ex. Sanitary Sewer Branch
---	Ex. Sewer Connections
---	Ex. Overhead Electrical
---	Ex. Overhead Elect. or Utility Line
---	Ex. Underground Electrical
---	Ex. Underground Fiber Optics
---	Ex. Underground Telephone
---	Ex. Underground Telephone
---	PROPERTY LINE
---	BUILDING LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	LANDSCAPE BUFFER LINE
---	LOT LINE
---	ROW LINE
---	CLUBLINE
---	PROP. FENCE LINE
---	PROP. LIMITS OF CONSTRUCTION
---	PROPOSED TREE PROTECTION
---	PROPOSED SWALE CENTERLINE
---	PROPOSED DITCH CENTERLINE
---	PROP. WATER LINE
---	PROP. FIRE LINE
---	PROP. IRRIGATION LINE
---	PROP. GAS LINE
---	PROP. STORM DRAINAGE LINE
---	PROP. SANITARY SEWER LINE
---	PROP. SANITARY SEWER FORCE MAIN
---	PROP. OVERHEAD ELECT. OR UTILITY LINE
---	PROP. UNDERGROUND ELECTRICAL
---	PROP. UNDERGROUND FIBER OPTICS
---	PROP. UNDERGROUND TELEPHONE

ABBREVIATIONS:
 SSE - NEW PUBLIC SANITARY SEWER EASEMENT (SEE PLAN FOR WIDTH)
 UE - NEW PUBLIC UTILITY EASEMENT (SEE PLAN FOR WIDTH)
 WE - NEW PUBLIC WATER EASEMENT (SEE PLAN FOR WIDTH)
 LA BUFFER - NEW LANDSCAPE BUFFER (SEE PLAN FOR WIDTH AND TYPE)
 FSB - FRONT YARD SETBACK / SIDE YARD SETBACK / REAR YARD SETBACK
 FFE - FINISHED FLOOR ELEVATION
 TW - FINISH GRADE AT TOP OF RETAINING WALL
 BW - FINISHED GRASS GRADE AT BOTTOM OF RETAINING WALL (GRASS GRADE)
 SDCO / SDCO - STORM DRAINAGE / SANITARY SEWER CLEAN-OUT
 DS - ROCK DOWNSPOUT CONNECTION
 SSM - SINGLE SOLID WHITE LINE, DSY - DOUBLE SOLID YELLOW LINE
 SSM - SINGLE DASHED WHITE LINE

SITE INFORMATION:

SITE AREA: 2.87 ACRES
 SITE IS ZONED: C-1 GENERAL COMMERCIAL IN EAST ELLIJAY
 LAND DISTURBANCE AREA: XXXX ACRES
 TAX MAP PARCEL #: PORTION OF 2067 - 106
 BUILDING AREA: 12,802± SF

TOTAL NUMBER OF UNITS: 1 UNIT
 STREET ADDRESS: 1.B.D.
 FRONT YARD SETBACK: 40 FEET
 SIDE YARD SETBACK: 6 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 CATCH BASIN ON EXISTING 40' CMP RUNNING NORTH TO SOUTH ON THE PROPERTY

REGULAR PARKING SPACES: 67
 REGULAR VOP SPACES: 4
 MIN. ACCESSIBLE VOP SPACES: 2
 TOTAL PARKING PROVIDED: 73 SPACES
 PARKING RATIO REQUIRED: 6 SPACES / 1,000 GLA - 12,800(±/1000)-63

FLOODZONE: THE PROPERTY IS NOT LOCATED IN SPECIAL HAZARD AREA, PER GILMER COUNTY GA.

PROPERTY OWNER: CARTECY PROPERTIES, LLC

SPECIAL NOTE: EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE. EXISTING UNDERGROUND UTILITIES (NOT SHOWN ON THESE DRAWINGS) MAY BE PRESENT IN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING EXCAVATION. SHOULD THE CONTRACTOR UNCOVER UNKNOWN UTILITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE SOURCE AND DISCHARGE OF THE UNKNOWN UTILITIES AND CONTACT THE OWNER AND ENGINEER PRIOR TO CONTINUING CONSTRUCTION.

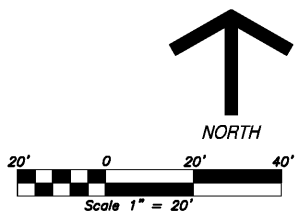
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GEORGIA MOUNTAINS HEALTH SERVICES, INC.
 HIGHLAND CROSSING SOUTH TRACT G
 EAST ELLIJAY, GEORGIA



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



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

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

C2.0
 EXISTING CONDITIONS AND DEMOLITION