

Order Plans

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LEGEND

.....	Ex. Utility
.....	Ex. Gas
.....	Ex. Water
.....	Ex. Storm Drainage Line
.....	Ex. Sanitary Sewer Line
.....	Ex. Fire Line
.....	Ex. Telephone
.....	Ex. Overhead Elect. or Utility Line
.....	Ex. Underground Electrical
.....	Ex. Underground Fiber Optics
.....	Ex. Underground Telephone
.....	PROPERTY LINE
.....	BUILDING LINE
.....	EASEMENT
.....	BUILDING SETBACK LINE
.....	LANDSCAPE BUFFER LINE
.....	LOT LINE
.....	ROW
.....	TERMINAL
.....	PROP. FENCE LINE
.....	PROP. LIMITS OF CONSTRUCTION
.....	PROP. PROPOSED TREE PROTECTION
.....	PROP. PROPOSED SWALE CENTERLINE
.....	PROP. PROPOSED DITCH CENTERLINE
.....	PROP. WATER 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:
 SUE - NEW PUBLIC SANITARY SEWER EASEMENT (SEE PLAN FOR WIDTH)
 LDC - NEW DRAINAGE EASEMENT (SEE PLAN FOR WIDTH)
 WUE - NEW PUBLIC WATER EASEMENT (SEE PLAN FOR WIDTH)
 LVA BUFFER - NEW LANDSCAPE BUFFER (SEE PLAN FOR WIDTH AND TYPE)
 FFB - FRONT YARD SETBACK / REAR YARD SETBACK / REAR-YARD SETBACK
 FTE - FINISHED FLOOR ELEVATION
 TW - FINISH GRADE AT TOP OF RETAINING WALL
 BW - FINISHED GROUND GRADE AT BOTTOM OF RETAINING WALL (GRASS GRADE)
 SDCG / SSCG - STORM DRAINAGE / SANITARY SEWER CLEAN-OUT
 CS - ROOF DOWNSPOUT CONNECTOR
 SSM - SINGLE SOLID WHITE LINE, DSYL - 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: XXX± ACRES
 TAX MAP PARCEL #: PORTION OF 2087-108
 BUILDING AREA: 12,800± 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 CATCH BASIN ON EXISTING 48" CMP RUNNING NORTH TO SOUTH ON THE PROPERTY

REGULAR PARKING SPACES: 67
 REGULAR HOV SPACES: 4
 VAN ACCESSIBLE HOV SPACES: 2
 TOTAL PARKING PROVIDED: 73 SPACES
 PARKING RATIO REQUIRED: 9 SPACES / 1,000 GLA - 12,800(9/1000) = 83

FLOODZONE: THE PROPERTY IS NOT LOCATED IN SPECIAL HAZARD AREA, PER OLMER COUNTY OIA.

PROPERTY OWNER: CARTEWAY PROPERTIES, LLC

NOTES:

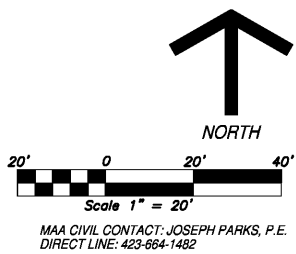
SEE SHEET C600 FOR GENERAL AND GRADING AND DRAINAGE NOTES.

CROSS SLOPES OF SIDEWALKS NOT TO EXCEED 2.00% SLOPE.

ANY EXCAVATED SLOPE 3:1 OR STEEPER IS TO BE STABILIZED WITHIN 7 DAYS.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING A STORM WATER AS-BUILT (STAMPED BY A LICENSED SURVEYOR) AT THE CLOSE OUT OF PROJECT.

AS-BUILT DRAWINGS SHALL BE ACCOMPANIED BY AS-BUILT PHOTOGRAPHS MADE DURING THE SURVEY/INSPECTION. MARCH ADAMS & ASSOCIATES CAN HELP PROVIDE THESE PHOTOGRAPHS, PROVIDED THAT 72 HOUR NOTICE IS PROVIDED BY THE CONTRACTOR.



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

ART TECH
 ARCHITECTURE
 & INTERIORS
 ARCHITECT DESIGN GROUP, INC.
 1410 COMBAY STREET, TR. 37-408
 423-265-8513

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

Professional Engineer Seal for Joseph Parks, State of Georgia, No. 35390, dated 9/04/2020.

Level II Design Professional
 Certification #35390

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

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

C3.1

SITE GRADING

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 Consulting Engineers MAA #: 20109
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