

Site 1  
Area : 22887.15

**LEGEND**

.....	Ex. Utility
.....	Ex. Gas
.....	Ex. Water
.....	Ex. Fire
.....	Ex. Storm Drainage
.....	Ex. Sanitary Sewer
.....	Ex. Electric
.....	Ex. Fiber Optic
.....	Ex. Telephone
.....	Ex. Overhead Elect. or Utility Line
.....	Ex. Underground Electrical
.....	Ex. Underground Fiber Optic
.....	Ex. Underground Telephone
.....	PROPERTY LINE
.....	BUILDING LINE
.....	EASEMENT / EJECTMENT LINE
.....	LANDSCAPE BUFFER LINE
.....	LOT LINE
.....	ROW
.....	URB
.....	WATERLINE
.....	PROP. FENCE LINE
.....	PROP. LIMITS OF CONSTRUCTION
.....	PROP. PROPOSED TREE PROTECTION
.....	PROP. PROPOSED SWALE CENTERLINE
.....	PROP. 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**

SSM - NEW PUBLIC SANITARY SEWER EASEMENT (SEE PLAN FOR WIDTH)  
 UC - NEW UNDERGROUND CASINGMENT (SEE PLAN FOR WIDTH)  
 W - NEW PUBLIC WATER EASEMENT (SEE PLAN FOR WIDTH)  
 LW - NEW PUBLIC WATER EASEMENT (SEE PLAN FOR WIDTH AND TYPE)  
 LVA - BUFFER - NEW LANDSCAPE BUFFER (SEE PLAN FOR WIDTH AND TYPE)  
 FTS - FRONT YARD SETBACK / SWS - SIDE YARD SETBACK / RTS - 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)  
 SDCO / SSCO - STORM DRAINAGE / SANITARY SEWER CLEAN-OUT  
 UG - UNDERGROUND CONNECTOR  
 SSM - SINGLE SOLID WHITE LINE, DSHL - 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 2087-108  
 BUILDING AREA: 12,800 sq ft

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 G.A. - 12,800 G.A. / 1,000 = 12.8

FLOODZONE: THE PROPERTY IS NOT LOCATED IN SPECIAL HAZARD AREA, PER OLMHEIM COUNTY G.A.

PROPERTY OWNER: CARTEWAY PROPERTIES, LLC

**ART TECH**  
 ARCHITECTURE  
 & INTERIORS  
 ARCHITECT DESIGN GROUP, INC.  
 1400 COMBAY STREET  
 ATLANTA, GA 30309  
 404.265.8513

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

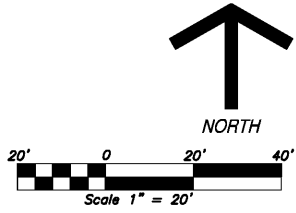
*Joseph Parks*  
 9/04/2020  
 Level II Design Professional  
 Certification #35390

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

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

**C4.0**

SITE UTILITIES



MAA CIVIL CONTACT: JOSEPH PARKS, P.E.  
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**MAA**  
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