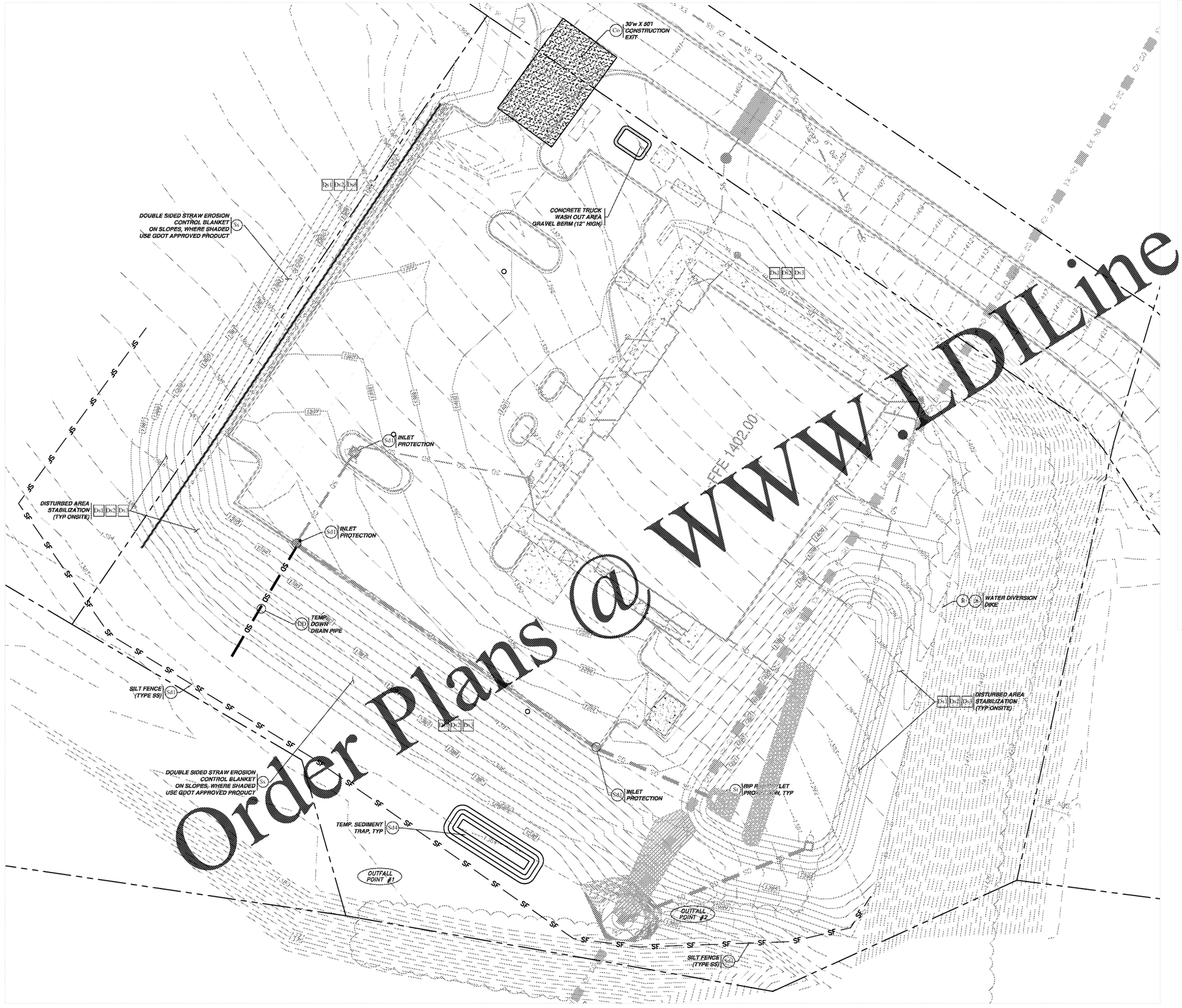

LEGEND

- Ex. Curb
- Ex. Centerline
- Ex. Fence
- Ex. Power Line
- EX FIRE — Ex. Fire Line
- EX IRR — Ex. Irrigation Line
- EX SD — **Ex. Storm Drainage Line**
- EX SS — Ex. Sanitary Sewer Line
- EX FM — Ex. Sanitary Sewer Force Main
- Ex. Sewer Centerline
- Ex. Catch Centerline
- EX W — Ex. Gas Line
- EX OHE — **Ex. Overhead Elect. or Utility Line**
- EX UGE — **Ex. Underground Electrical**
- Ex. Underground Fiber Optics
- Ex. Underground Telephone
- **PROPERTY LINE**
- BUILDING LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- LOT LINE
- ROW
- CURB
- WATER
- PROP. FENCE LINE
- LOC — PROP. LIMITS OF CONSTRUCTION
- TPP — PROPOSED TREE PROTECTION
- PROPOSED SWALE CENTERLINE
- PROPOSED DITCH CENTERLINE
- W — PROP. WATER LINE
- FL — PROP. FIRE LINE
- IRR — PROP. IRRIGATION LINE
- G — PROP. GAS LINE
- SD — PROP. STORM DRAINAGE LINE
- SS — **PROP. SANITARY SEWER LINE**
- FM — **PROP. SANITARY SEWER FORCE MAIN**
- OHE — PROP. OVERHEAD ELECT. OR UTILITY LINE
- UGE — PROP. UNDERGROUND ELECTRICAL
- UGFO — PROP. UNDERGROUND FIBER OPTICS
- UGT — PROP. UNDERGROUND TELEPHONE

ABBREVIATIONS:
SSE – 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).
L/A BUFFER – NEW LANDSCAPE BUFFER (SEE PLAN FOR WIDTH AND TYPE).
FYSB– FRONT YARD SETBACK/ SYSB –SIDE YARD SETBACK / RYSB–REAR YARD SETBACK
FFE – 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
DS – ROOF DOWNSPOUT CONNECTION
SSWL–SINGLE SOLID WHITE LINE, DSYL– DOUBLE SOLID YELLOW LINE
SDWL–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 026Y –106
BUILDING AREA: 12,600± SF

TOTAL NUMBER OF UNITS: 1 UNITS
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 SUPPLY AVAILABILITY: EX. PUBLIC WATER MAIN LOCATED IN 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: 57
REGULAR H'CAP SPACES: 4
VAN ACCESSIBLE H'CAP SPACES: 2
TOTAL PARKING PROVIDED: 73 SPACES
PARKING RATIO REQUIRED: 5 SPACES / 1,000 GLA= 12,600ft²(5/1000)=63

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

PROPERTY OWNER: CARTECAY PROPERTIES, LLC

NORTH

20' 0 20' 40'

Scale 1" = 20'

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

March Adams & Associates Consulting Engineers
310 Dodds Ave.
P.O. Box 3689
Chattanooga, Tennessee 37404
PH: (423)698-6675
MAA #: 20109

ARTECH ARCHITECTURE & INTERIORS
ARTECH DESIGN GROUP, INC.
1410 CHART STREET
CHATTANOOGA, TN 37408
423.265.4313

GEORGIA MOUNTAINS HEALTH SERVICES, INC.

HIGHLAND CROSSING SOUTH
TRACT G
EAST ELLIJAY, GEORGIA

Joseph L. Parks
9/04/2020
GEORGIA REGISTERED PROFESSIONAL ENGINEER JOSEPH L. PARKS

Level II Design Professional Certification #35390

ISSUE DATES

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

JOB NO.	D'WN	CK'D
19-068	JP	MH

C5.2

SEDIMENT AND EROSION CONTROL - PHASE II

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