

THERE IS NO PROPOSED WATER/SEWER w/ THIS SET OF CONSTRUCTION DOCUMENTS

SITE DESIGN SHALL COMPLY WITH CURRENT GWINNETT CO. REGULATIONS & ORDINANCES

UTILITY NOTE :
 APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN BY THIS SURVEY, ARE BASED UPON FIELD OBSERVATION ONLY. ROBBINS LAND SURVEYING, INC. IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION BY THE UTILITY PROTECTION CENTER AT 811.

UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. ROBBINS LAND SURVEYING, INC. MAY NOT HAVE FULL KNOWLEDGE OF ALL UNDERGROUND UTILITIES.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. ABANDONED UNDERGROUND UTILITY LINES, IF ANY, ARE NOT SHOWN.

LEGEND :

P.O.B.	POINT OF BEGINNING	DIP	DUCTILE IRON PIPE	F.H.	FIRE HYDRANT
L.L.	LAND LOT	PVC	POLYVINYLCHLORIDE PIPE	I.C.V.	IRRIGATION CONTROL VALVE
R/W	RIGHT OF WAY	C.B.	CATCH BASIN	-W-	WATER LINE
N/O	NOW OR FORMERLY	C.I.	CURB INLET	WM	WATER METER
D.B.	DEED BOOK	D.I.	DROP INLET	WV	WATER VALVE
C.T.F.	CRIMPED TOP FOUND	W.B.	WATER BOX	SH	SPRINKLER HEAD
R.B.F.	REBAR FOUND	J.B.	JUNCTION BOX	HB	HOSE BIB
O.T.F.	OPEN TOP FOUND	F.E.S.	FLARED END SECTION	VM	VALVE MARKER
A.X.F.	AXLE FOUND	H.W.	HEAD WALL	HCP	HANDICAPPED PARKING
A.I.F.	ANGLE IRON FOUND	W.I.	WIRED INLET	SC	SIAMENSE CONNECTION
R.R.F.	RAILROAD SPIKE FOUND	S.M.H.	SANITARY MANHOLE	C.M.	GAS METER
H.T.F.	HUB & TACK FOUND	C/O	CLEAN OUT	G.V.	GAS VALVE
N.F.	NAIL FOUND	SO	STUB OUT	-G-	GAS LINE
S.K.F.	SCRIBED "X" FOUND	INV.	INVERT	-T-	TELEPHONE LINE
M.N.F.	MONUMENT FOUND	E.O.	ELECTRIC MANHOLE	TMH	TELEPHONE MANHOLE
R.B.S.	REBAR SET	→	OVERHEAD POWER LINE	T.B.	TELEPHONE BOX
S.X.S.	SCRIBED "X" SET	→	ELECTRIC OUTLET	-C-	CABLE LINE
M.N.S.	MONUMENT SET	→	UTILITY POLE	TM	TELEPHONE MARKER
H.T.S.	HUB & TACK SET	→	UNDERGROUND POWER LINE	B.L.	BUILDING LINE
N.S.	NAIL SET	→	GUY WIRE	C.I.	CENTERLINE
M.M.	MILE MARKER	→	ELECTRIC METER	E/P	EDGE OF PAVEMENT
B.M.	BENCHMARK	→	POWER POLE	M.W.	MONITORING WELL
CMP	CORRUGATED METAL PIPE	→	TRANSFORMER		
RCP	REINFORCED CONCRETE PIPE	→	LIGHT POLE		

ROAD CL CURVE TABLE

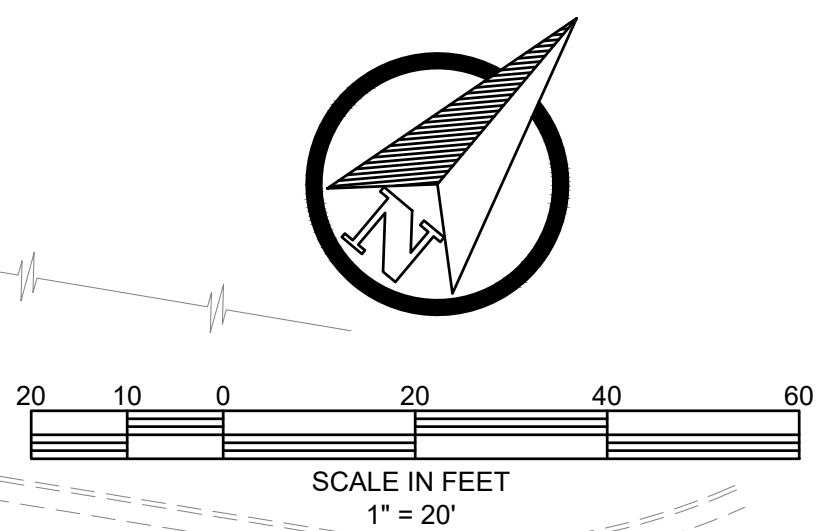
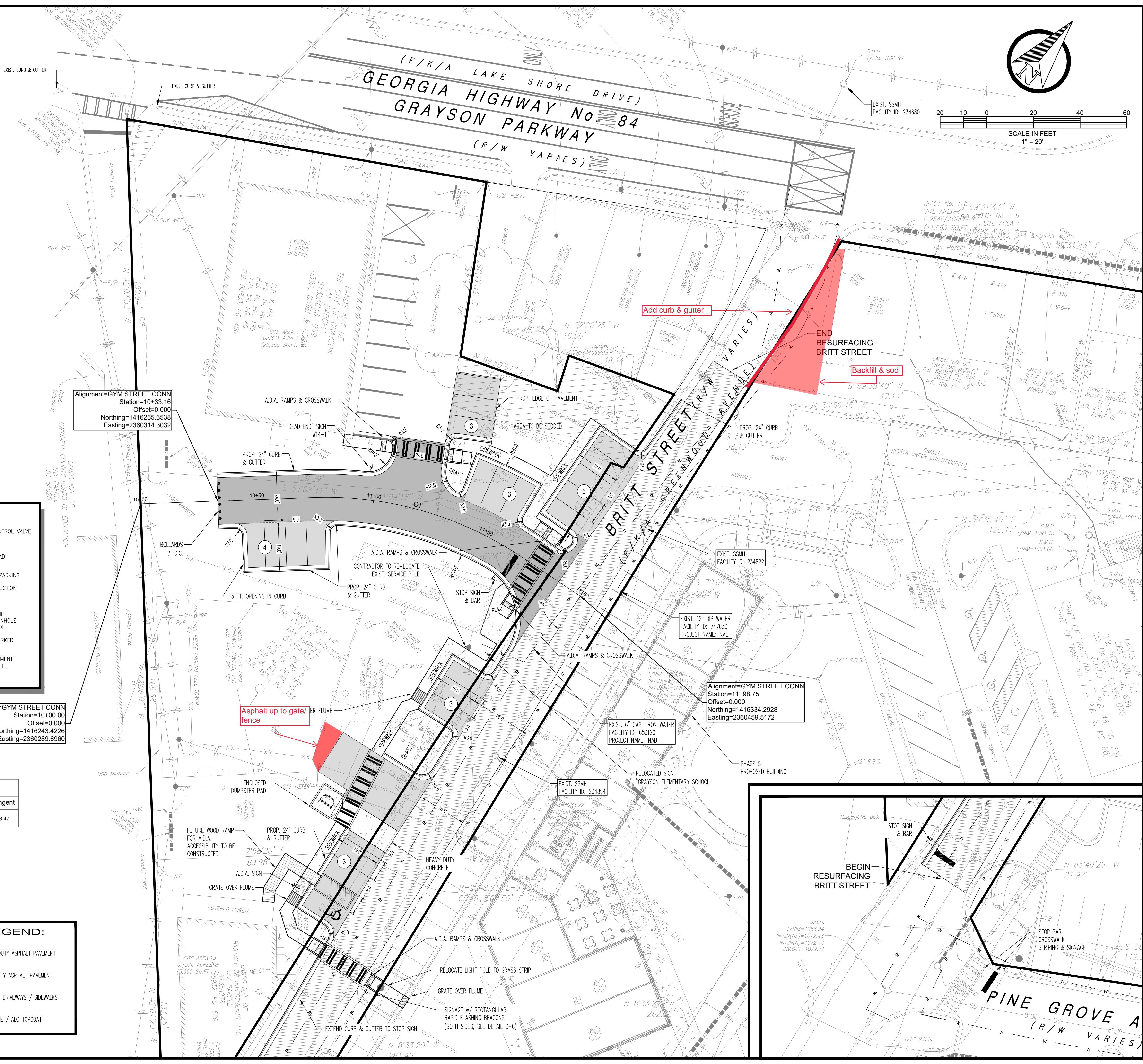
Curve #	Start Point	PI Point	End Point	Delta	Radius	Arc	Chord	Tangent
C1	N=1416293.12 E=2360344.71	N=1416325.62 E=2360380.67	N=1416330.9186 E=2360428.86	035°48'58"	150.00	93.77	92.25	48.47



72 HRS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.

SITE LEGEND:

[Pattern]	NORMAL DUTY ASPHALT PAVEMENT
[Pattern]	HEAVY DUTY ASPHALT PAVEMENT
[Pattern]	CONCRETE DRIVEWAYS / SIDEWALKS
[Pattern]	RESURFACE / ADD TOPCOAT



Alignment=GYM STREET CONN
 Station=10+33.16
 Offset=0.000
 Northing=1416265.6538
 Easting=2360314.3032

Alignment=GYM STREET CONN
 Station=10+00.00
 Offset=0.000
 Northing=1416243.4226
 Easting=2360289.6960

Alignment=GYM STREET CONN
 Station=11+98.75
 Offset=0.000
 Northing=1416334.2928
 Easting=2360459.5172

LEVEL II CERTIFIED DESIGN PROFESSIONAL
GSWCC
 GEORGIA SOIL AND WATER CONSERVATION COMMISSION
 ROBERT A. CONE, R.L.A.
 CERTIFICATION NUMBER: 0000039604
 EXPIRES: 05/21/2026

PREPARED BY
Land Solution Associates, Inc.
 P.O. Box 187
 Tiger, GA 30576
 (o) 678.725.4631
 (e) landsolutionsassociates@gmail.com
 CONTACT: ROBERT "BO" CONE

OWNER/DEVELOPER:
GRAY RAIL, LLC
 3343 BEECH HOLLOW COURT
 LOGANVILLE, GA 30052
 24-HR CONTACT:
 JOHN LANGE 404-731-7811
 lange.john@comcast.net

BRITT STREET SPUR
 LAND LOT 135 - 5th DISTRICT
 PARCEL ID: 5135A065
 CITY OF GRAYSON (GWINNETT CO.), GEORGIA
 SHEET TITLE: SITE & UTILITY PLAN

SIGNED / SEALED

 ROBERT A. CONE

DATE:	
REVISION:	
DESIGNED BY: RAC	SCALE: AS SHOWN
DRAWN BY: JAM	C-4
CHECKED BY: RAC	SHEET
24-006	2-Apr-24