

## LEGEND

N.	North	UG	Under Ground
S.	South	CL	Centerline
E.	East	BL	Building Line
W.	West	CONC	Concrete
D.	Degree	SSMH	Sanitary Sewer Manhole
Feet or Minute	"	CB	Catch Basin
Inch or Seconds	"	CI	Curb Inlet
Recorded		DI	Drop Inlet
DB	Deed Book	AD	Area Drain
PB	Plot Book	HW	Headwall
PG	Page	WM	Water Meter
TPOB	True Point Of Beginning	GM	Gas Meter
POB	Point Of Beginning	TEL	Telephone
IPF	Iron Pin Found	FO	Fiber Optic
IPS	Iron Pin Set	I/E	Ingress Egress
OTP	Open Top Pipe	CTP	Fire Hydrant
CTP	Crimped Top Pipe	RP	Power Pole
RB	Rebar	LP	Light Pole
LLL	Land Lot Line	GV	Gas Valve
LL	Land Lot	SMH	Storm Manhole
R/W	Right of Way	SSMH	Southern Bell Manhole
BWF	Barbed Wire Fence	CF	Curb & Gutter
WF	Wood Fence	TP	Telephone Pedestal
CLF	Chain Link Fence	EP	Edge Of Pavement
SW	Sidewalk	SE	Sewer Easement
Esmt	Easement	DE	Drainage Easement
C&G	Curb & Gutter		
TP	Telephone Pedestal		
EP	Edge Of Pavement		
SE	Sewer Easement		
DE	Drainage Easement		

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE OWNER OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT IN THAT USING THIS DRAWING, THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

SIMPLEX ADVANTAGE  
LLC  
DB 2138/PG 49  
ZONED B-2

SSMH  
TOP:877.83  
IE:866.00

BUILDING B  
PROPOSED  
4250 SF  
FFE = 878.5

BUILDING A  
PROPOSED  
9750SF  
FFE = 878.5

BARROW COUNTY  
DB 2689/PG 763  
TAX ID WN06 020  
ZONED R-1B

X4  
TOP:887.26  
IE:873.50

X5  
IE:880.0(APP)

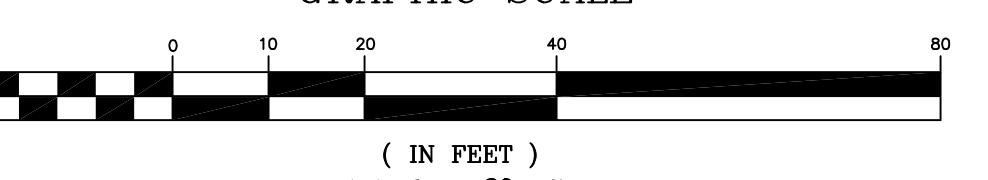
TO UNIVERSITY PARKWAY

X6  
24" CMP  
IE:872.00

LOGANVILLE HIGHWAY  
SR 81 (80' R/W)

POSTED S.L. = 55 MPH

GRAPHIC SCALE



MAGNETIC

## NOTES

1. DEVELOPMENT OF THIS SITE WILL NOT REQUIRE ANY MASS GRADING AS THE BUILDING SITE IS ALREADY VERY CLOSE TO FINISHED GRADE. ANY CHANGE OF GRADE INVOLVING SLOPES SHALL NOT EXCEED 3H:1V.
2. ALL DRAINAGE EASEMENTS OVER EXISTING STORM DRAIN PIPES, HEADWALLS OR DRAINAGE INLETS, DEEMED TO BE PRIVATE, SHALL BE MAINTAINED PRIVATELY IN PERPETUITY. ALL OTHER DRAINAGE FACILITIES SHOWN HEREON AS PROPOSED ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OF THIS SITE IN PERPETUITY.

RUSTON SQUARE LLC  
DB 2411/PG 599  
PB 61/PG 187  
ZONED B-2

RESOURCE PARK  
OUTPARCEL ONE

SCHMITT ENGINEERING, INC.  
LAND SURVEYING, INC.

P.O. BOX 1276  
WINDER, GEORGIA  
770-867-6744

3.1 DRAINAGE & UTILITIES

3.1

243 COUNTY BARROW STATE: GEORGIA

SCALE: 1 IN = 20 FT ISSUE 12 DEC 2025 PROJ: 22032

GT: WINDER, GEORGIA  
770-867-6744

FOR CONSTRUCTION