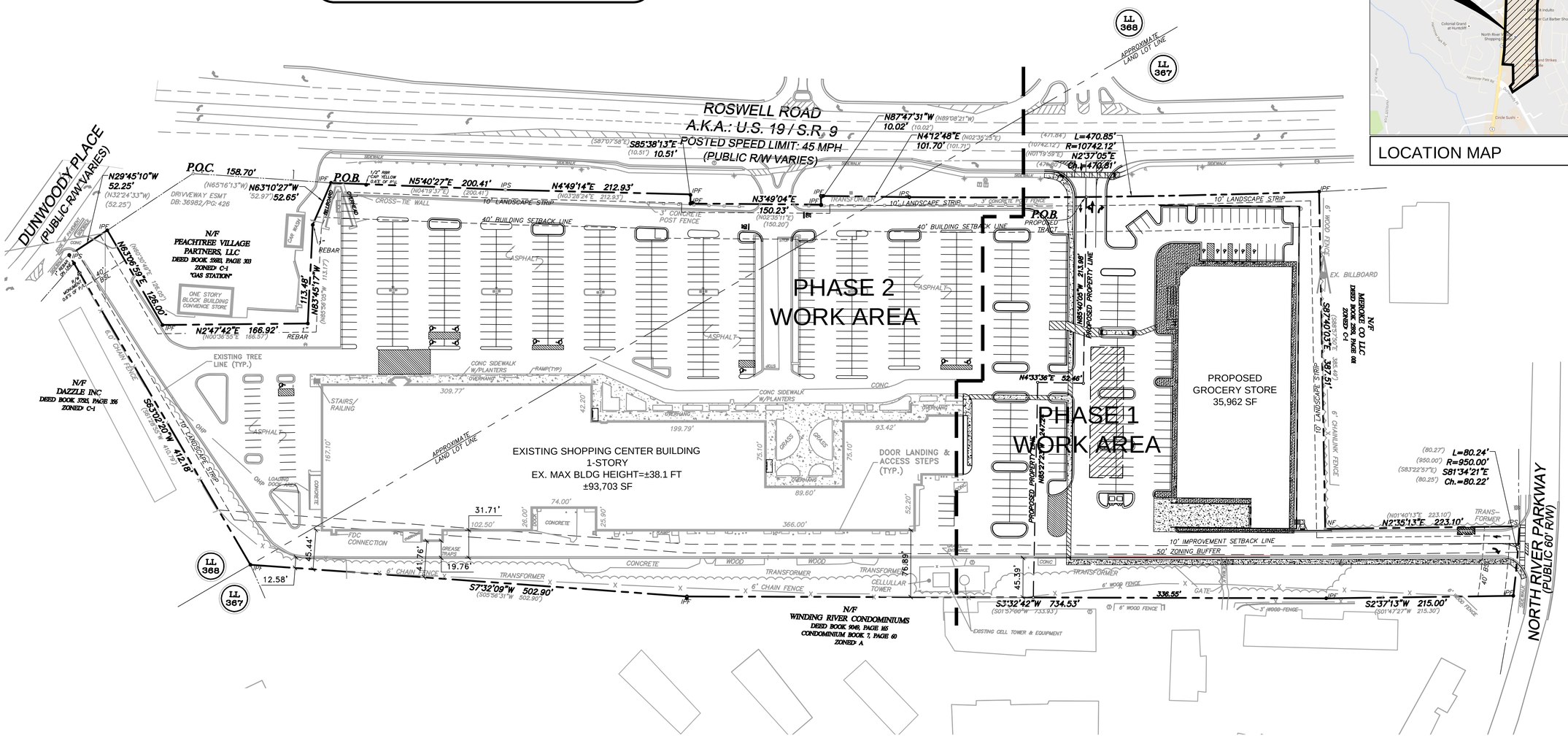
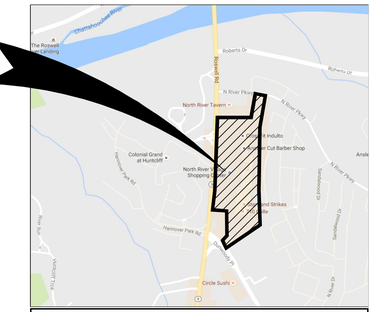
RECEIVED 1/4/2017 PLANNING & ZONING





COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

EXISTING CONDITIONS LEGEND

	LAND LOT IDENTIFICATION	N/F	NOW OR FORMERLY
	IRON PIN FOUND/SET: (1/2" REBAR), (AS NOTED)	R/W	RIGHT OF WAY
(XX°XX'XX")	DEED CALLS	T.B.M.	TEMPORARY BENCHMARK
	BOLLARDS	CONC.	CONCRETE
	NUMBER OF PARKING SPACES (INCLUDES HANDICAP SPACES)	℄	CENTER LINE
		TYP.	TYPICAL
	HANDICAP PARKING	FFE	FINISHED FLOOR ELEVATION
	SIGN	INV	INVERT
	TEMPORARY BENCHMARK	PVC	POLYVINYL CHLORIDE PIPE
	LAMP POST	CMP	CORRUGATE METAL PIPE
	LIGHT STAND	x788.63	SPOT ELEVATION
	AC UNIT	---788---	CONTOUR ELEVATION
	ELECTRIC BOX		EASEMENT LINE
	ELECTRIC METER		STORM SEWER LINE
	POWER POLE	—S—	SANITARY SEWER LINE
	LANDSCAPE LIGHT	—AS—	SANITARY SEWER LINE PER SURVEY REFERENCE No. 2 (NOT FIELD LOCATED)
	SANITARY SEWER MANHOLE		
	CLEAN OUT	—G—	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
	FLARED END SECTION		
	YARD INLET SQUARE	—UC—	APPROXIMATE LOCATION OF UNDERGROUND CABLE TELEVISION LINE
	CABLE TV BOX		
	TELEPHONE BOX	—UP—	APPROXIMATE LOCATION OF UNDERGROUND POWER LINE
	GAS METER		
	IRRIGATION CONTROL BOX	—UT—	APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE
	WATER METER		
	FIRE HYDRANT	—W—	APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
	WATER VALVE		
	MISC. UTILITY STRUCTURE	—AW—	APPROXIMATE LOCATION OF UNDERGROUND WATER LINE PER SURVEY REFERENCE No. 2 (NOT FIELD LOCATED)
C&G	CURB AND GUTTER		
P.O.B.	POINT OF BEGINNING	—x—x—	EXISTING FENCE

SITE LEGEND

PROPOSED CURB & GUTTER	
REVERSED PITCH CURB & GUTTER	
PROPERTY LINE	
ADJOINING LOT LINE	
FENCING	
TRAFFIC FLOW	
STRIPING	
PARKING BAY COUNT	23
CONCRETE	
EXISTING WOODS LINE	
EXISTING CONTOUR	1040
EXISTING FEATURES SCREENED	

Know what's **below.**
Call before you dig.

PROJECT
NORTH RIVER SHOPPING CENTER
8765,8800,8877 ROSWELL ROAD & 0 DUNWOODY PLACE
CITY OF SANDY SPRINGS, GEORGIA

CLIENT
SRPF A/NORTH RIVER, LLC
1180 WEST PEACHTREE STREET, SUITE 2200
ATLANTA, GEORGIA 30309

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APPROVED FOR CONSTRUCTION
NOT APPROVED FOR CONSTRUCTION

REVISIONS	DATE

DRAWING TITLE

PROJECT
PHASING PLAN

DRAWING FILE:		
DRAWN BY	JNL	DRAWING NO.
DATE	01/03/17	Z-1.1
PROJECT NO.	4648.03	

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COLUMBIA ENGINEERING

CIVIL ENGINEERS * LAND PLANNERS
LANDSCAPE ARCHITECTS * SURVEYORS