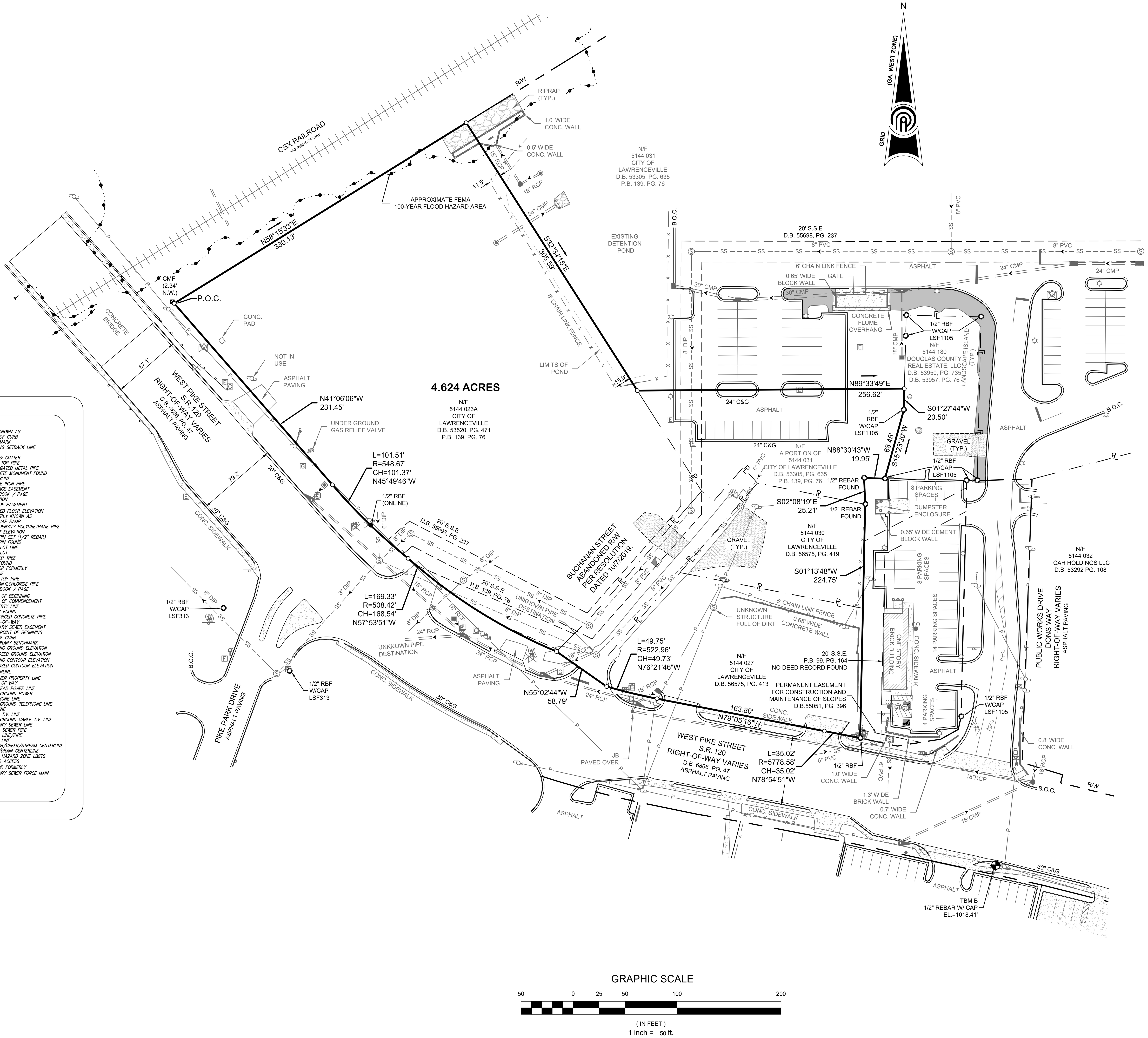
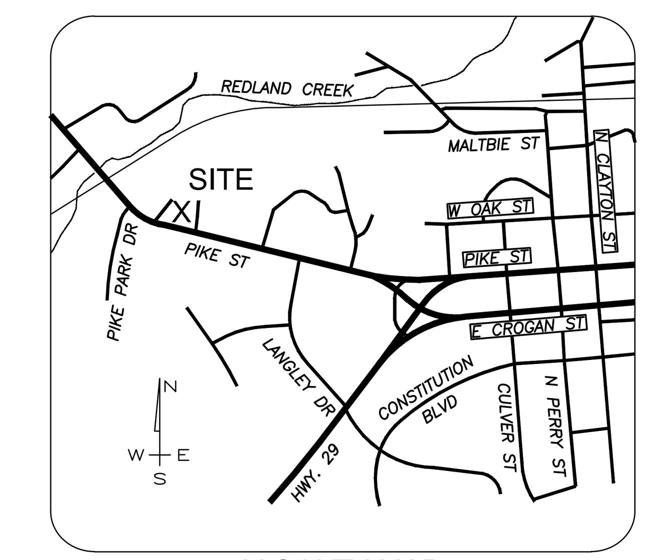
PLOT DATE: 3/3/2022 1:33 PM FILE PATH: E:\PROJECTS\2021\21252-LD-WEST PIKE STREET - UNIVERSAL PLANNING & DEVELOPMENT\DWG\SURVEY\21252_COMPOSITE DRAWING.DWG - CHRIS-PETERS



LEGEND

Symbol	Description	Abbrev.	Description
IPF	IRON PIN FOUND	AC.	ACRES
CMF	CONCRETE MONUMENT FOUND	A.K.A.	ALSO KNOWN AS
	"X" SCRIBED IN CONC.	BOC	BACK OF CURB
	COMPUTED POINT	BM	BENCHMARK
	ROCK FOUND	BSL	BUILDING SETBACK LINE
	CONTROL POINT	CHD	CHORD
TBM/BM	BENCHMARK	C&G	CURB & GUTTER
SSMH	SANITARY SEWER MANHOLE	CTP	CRIMP TOP PIPE
GT	GREASE TRAP	CMP	CORRUGATED METAL PIPE
CO/SSCO	STORM/SANITARY CLEAN OUT	CMF	CONCRETE MONUMENT FOUND
JB	JUNCTION BOX	℄	CENTERLINE
DWCB	DOUBLE WING CATCH BASIN (DWCB)	DIP	DUCTILE IRON PIPE
SWCB	SINGLE WING CATCH BASIN (SWCB)	D.E.	DRAINAGE EASEMENT
CI	CURB INLET	DB/PG	DEED BOOK / PAGE
GI	GRATE INLET	ELEV	ELEVATION
HW	HEADWALL	EOP	EDGE OF PAVEMENT
FES	FLARED END STRUCTURE	FFE	FINISHED FLOOR ELEVATION
OCS	OUTLET CONTROL STRUCTURE (OCS)	F.K.A.	FORMERLY KNOWN AS
RD	ROOF DRAIN	HCR	HANDICAP RAMP
AD	AREA DRAIN	HDPE	HIGH DENSITY POLYURETHANE PIPE
	WELL	IE	INVERT ELEVATION
WV	WATER VALVE	IPS	IRON PIN SET (1/2" REBAR)
WM	WATER METER	IPF	IRON PIN FOUND
ICV	IRRIGATION CONTROL VALVE	LLL	LAND LOT LINE
FH	FIRE HYDRANT	LL	LAND LOT
FDC	FIRE DEPARTMENT CONNECTION	MT	MARKED TREE
	WATER SPIGOT	NL	NAIL FOUND
BFP	WATER BACKFLOW PREVENTER	N/F	NOW OR FORMERLY
WMH	WATER MANHOLE	OL	ON LINE
GV	GAS VALVE	OTP	OPEN TOP PIPE
GP	GAS PEDESTAL/BOX	PVC	POLYVINYLCHLORIDE PIPE
GM	GAS METER	PB/PG	PLAT BOOK / PAGE
GMH	GAS MANHOLE	POB	POINT OF BEGINNING
MW	MONITOR WELL	P.O.C.	POINT OF COMMENCEMENT
PP/SP	POWER POLE/SERVICE POLE	℘	PROPERTY LINE
LP	LIGHT POLE	RBF	REBAR FOUND
PLP	POWER/LIGHT POLE	RCP	REINFORCED CONCRETE PIPE
GL	GROUND LIGHT	R/W	RIGHT-OF-WAY
GP	GUY POLE	S.S.E.	SANITARY SEWER EASEMENT
GW	GUY WIRE	TPOB	TRUE POINT OF BEGINNING
XFMR	ELECTRIC TRANSFORMER	TOC	TOP OF CURB
EMH	ELECTRIC MANHOLE	TBM	TEMPORARY BENCHMARK
EB	ELECTRIC PEDESTAL/BOX	+941.2	EXISTING GROUND ELEVATION
EM	ELECTRIC METER	[+941.2]	PROPOSED GROUND ELEVATION
TSP	TRAFFIC SIGNAL POLE	--910--	EXISTING CONTOUR ELEVATION
CWP	CROSS WALK POLE	—910—	PROPOSED CONTOUR ELEVATION
TSB	TRAFFIC SIGNAL BOX	—℄—	CENTERLINE
UTP	TELEPHONE PEDESTAL	—℘—	ADJOINER PROPERTY LINE
UFOP	FIBER OPTIC PEDESTAL		RIGHT OF WAY
CMH	COMMUNICATIONS MANHOLE	—P—	OVERHEAD POWER LINE
CP	COMMUNICATIONS PEDESTAL	—UP—	UNDERGROUND POWER
OC	OVERHEAD CAMERA	—T—	TELEPHONE LINE
AC	AIR CONDITIONER	—UT—	UNDERGROUND TELEPHONE LINE
MB	MAILBOX	—G—	GAS LINE
BOL	BOLLARD	—CTV—	CABLE T.V. LINE
	TRAFFIC ARROWS	—UCTV—	UNDERGROUND CABLE T.V. LINE
	HANDICAP PARKING SPACE	—SS—	SANITARY SEWER LINE
	SIGN		STORM SEWER PIPE
	BORE HOLE	—W—	WATER LINE/PIPE
	TREE	—x—	FENCE LINE
	FLAGPOLE		BRANCH/CREEK/STREAM CENTERLINE
	PAYPHONE		DITCH/DRAIN CENTERLINE
			FLOOD HAZARD ZONE LIMITS
			LIMITED ACCESS
		N/F	NOW OR FORMERLY
		—FM—	SANITARY SEWER FORCE MAIN



VICINITY MAP
N.T.S.

PROPERTY INFORMATION:

TAX PARCEL: 5144 023A
489 WEST PIKE STREET
LAWRENCEVILLE, GEORGIA 30045

TAX PARCEL: 5144 030
442 BUCHANAN STREET
LAWRENCEVILLE, GEORGIA 30045

TAX PARCEL: 5144 027
445 WEST PIKE STREET
LAWRENCEVILLE, GEORGIA 30045

A PORTION OF TAX PARCEL: 5144 031
100 DONS WAY
LAWRENCEVILLE, GEORGIA 30045

PLAT & DEED REFERENCES:

1.) BOUNDARY & TOPOGRAPHIC SURVEY FOR LAWRENCEVILLE PUBLIC WORKS DRIVE, PREPARED BY PRECISION PLANNING, INC. DATED 5/1/15 (PPI PROJECT A15132C).

2.) BOUNDARY SURVEY FOR THE CITY OF LAWRENCEVILLE, PREPARED BY M.V. INGRAM ENTERPRISES, INC., DATED 12/27/16, REVISED 2/13/17, RECORDED IN PLAT BOOK 139, PAGE 76 GWINNETT COUNTY RECORDS.

3.) BOUNDARY SURVEY FOR THE CITY OF LAWRENCEVILLE, PREPARED BY M.V. INGRAM ENTERPRISES, INC., DATED 2-12-15.

4.) BOUNDARY & TOPOGRAPHIC SURVEY FOR CITY OF LAWRENCEVILLE, PREPARED BY PRECISION PLANNING, INC. DATED 3/4/19 (PPI PROJECT S19016).

OTHERS AS NOTED ON SURVEY

ALL DEED & PLAT REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF GWINNETT COUNTY, GEORGIA.

NOTES:

1.) ALL AREA INCLUDES EASEMENTS WITHIN.

FLOOD NOTE:

BY GRAPHICAL PLOTTING ONLY, A PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 13135C0073F & 13135C0088F, DATED SEPTEMBER 29, 2006.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS A INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

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INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND 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.

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PRECISION Planning Inc.
planners • engineers • architects • surveyors
Georgia Land Surveying Firm COA # LSF000313
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us • info@.ppi.us

CITY OF LAWRENCEVILLE

LAND LOT 144, 5TH DISTRICT,
CITY OF LAWRENCEVILLE, GWINNETT
COUNTY, GEORGIA

COMPOSITE DRAWING

SHEET TITLE

FIELD	DRAWN	CHECKED
APJ	CCP	DEJ

DATE	NO.	DESCRIPTION

RELEASE

3/2/2022
DATE

S21252
PPI PROJECT NO.