



Copyright (c) 2024 Praxis3, LLC
All reports, plans, specifications, computer files, field data, notes and other documents
and instruments prepared by Praxis3 shall remain the property of Praxis3 and shall not be
reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying,
recording, or by any information storage and retrieval system, without the prior written
consent of Praxis3. It is to be returned upon request. Scales in detail are valid on the original
drawing.

Rev	Date	Comments
07-23-25	60% CD SET	
05-22-26	PERMIT & BID SET	

COORDINATE LAYOUT PLAN WITH
LANDSCAPE DWGS.
NOTIFY DESIGN TEAM OF ANY
DISCREPANCIES PRIOR TO
PRICING, BID AND CONSTRUCTION.

PAVING LEGEND

	MEDIUM DUTY ASPHALT PAVING
	CONCRETE WALK
	PLAY AREA SURFACE

PARKING SUMMARY

EXISTING PARKING: 6/9 SPOTS
PHASE 1 ADA PARKING SPACES: 4 SPACES
PHASE 1 STANDARD PARKING SPACES: 12 SPACES
PHASE 2 ADA PARKING SPACES: 4 SPACES
PHASE 2 STANDARD PARKING SPACES: 46 SPACES
TOTAL PARKING SPACES: 135 SPACES

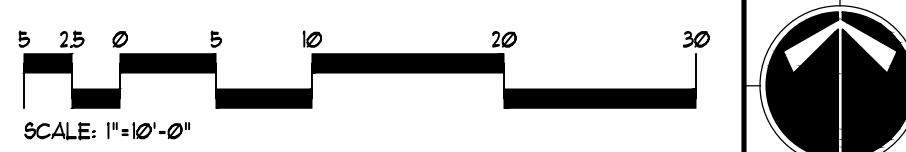
GENERAL LAYOUT NOTES

- PROPOSED BUILDING USE: CLASSROOM AND GYMNASIUM
- CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS BEFORE
PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES FOUND SHALL BE
REPORTED TO THE ARCHITECT FOR CLARIFICATION AND/OR CORRECTION
BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL ASSUME
RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED.
- CONTRACTOR SHALL STAKE ALL BUILDING CORNERS AND OBTAIN ARCHITECT'S
APPROVAL BEFORE POURING ANY FOOTINGS.
- REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
- ALL DIMENSIONS ARE TO THE FACE OF CURBS AND FACE OF WALLS.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- CURB AND GUTTER RADIUS ARE 5' UNLESS OTHERWISE NOTED.

UTILITY LOCATION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE SERVICES OF A
PRIVATE UTILITY LOCATOR FIRM DURING THE ENTIRE COURSE OF CONSTRUCTION.
CONTRACTOR SHALL PAY FOR SAID SERVICES.
- CONTRACTOR SHALL IMMEDIATELY REPAIR ALL UTILITIES DAMAGED BY
CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
- THE UTILITIES SHOWN ARE SCHEMATIC AND FOR THE CONTRACTOR'S
CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE
PLANS. THE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE
LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO
VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE
TO EXISTING UTILITIES BY THE CONTRACTOR FROM HIS/HER OPERATIONS
SHALL BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF BACKFILL OF ALL
UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND
BACKFILLED BY LOCAL UTILITIES, SUCH AS POWER, GAS, TELEPHONE, ETC.
CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS
NECESSARY, IF SETTLEMENT OCCURS.

GRAPHIC SCALE & ORIENTATION



DO NOT BREAK OR DUPLICATE

- DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
- READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS
DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS
SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION
NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NOT SEPARATE THIS SET OF
DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG



GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR
EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING REQUEST ON
WWW.GEORGIA811.COM OR BY CALLING 811 OR 1-800-782-1411 AT LEAST 48 HOURS BUT
NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.



Client:

FANNIN COUNTY

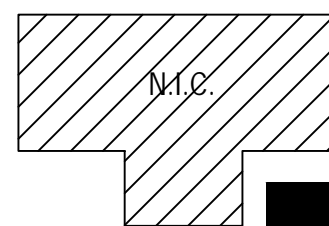
370 TOM BOYD ROAD
BLUE RIDGE, GEORGIA 30513

Project Number: 24184
Project Name:

FANNIN COUNTY
RECREATION CENTER
PHASE 1

580 WINDING DRIVE
BLUE RIDGE, GEORGIA 30513

Key Plan:

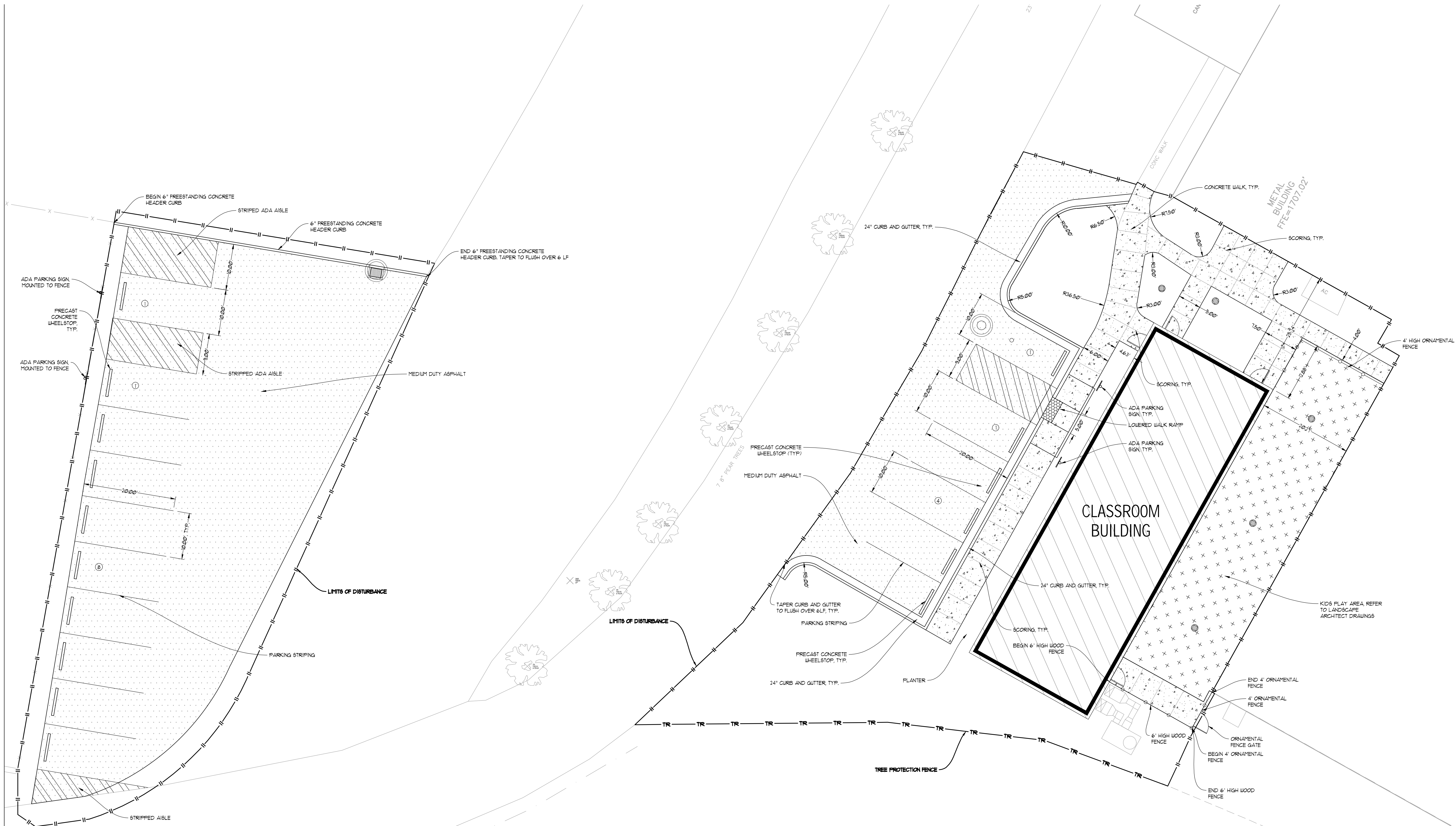


Sheet Title:

SITE LAYOUT
AND STAKING
PLAN

Sheet Number:

C200-I



SITE PLAN LEGENDS

LAYOUT & STAKING	SITE UTILITIES
COORDINATE POINT POINT OF BEGINNING (DETAIL A) DETAIL REFERENCE (SHEET) HANDRAIL AND/OR GUARDRAIL GDOT TYPE 4810 VEHICULAR GUARDRAIL	DOMESTIC WATER FIRE MAIN FIRE HYDRANT POST INDICATOR VALVE CONCRETE THRUST BLOCKING WATER VALVE GRAVITY SANITARY SEWER FORCE MAIN
PAVEMENT MARKINGS	GENERAL
PARKING ARROW - STRAIGHT, WHITE PARKING ARROW - TURN, WHITE PAINTED CROSSWALK - WHITE ADA PARKING ACCESS AISLE - BLUE PAINTED WORD "STOP" - WHITE PAINTED WORD "ONLY" - WHITE	TREE PROTECTION FENCE LIMITS OF CONSTRUCTION EXISTING TREE TO BE REMOVED
SIGNAGE	STORM DRAINAGE
STOP SIGN - MUTCD STANDARD R1-1 YIELD SIGN - MUTCD STANDARD R1-2 NO PARKING SIGN - MUTCD STANDARD R8-3a DO NOT ENTER SIGN - MUTCD STANDARD R5-1 ONE WAY SIGN - MUTCD STANDARD R6-2	STORM STRUCTURE LABEL HEADWALL BLAMED END SECTION - GDOT STANDARD 102 SAFETY END SECTION - GDOT STANDARD 102 CATCH BASIN / GRATE INLET JUNCTION BOX DROP INLET - PEDESTAL TOP CURB INLET - GDOT STANDARD 107a w/ TYPE "E" HOOD SINGLE-WING CATCH BASIN - GDOT STANDARD 10330 DOUBLE-WING CATCH BASIN - GDOT STANDARD 10340 OUTLET CONTROL STRUCTURE TOP OF STRUCTURE ELEVATION THROAT OF STRUCTURE ELEVATION HIGH-DENSITY POLYETHYLENE PIPE ALUMINIZED STEEL TYPE 2 PIPE AST2 SPIRAL RIB CMP (MANNINGS #48) AST2 ULTRAFLOW (TM) OR APPROVED EQUAL DUCTILE IRON PIPE REINFORCED CONCRETE PIPE (CLASS IV OR V) w/ RUBBER O-RING GASKET POLYVINYL CHLORIDE PIPE (SCHEDULE 40) INVERT ELEVATION - IN INVERT ELEVATION - OUT HYDRAULIC GRADE LINE
SITE GRADING	
PROPOSED INTERMEDIATE CONTOURS PROPOSED INDEX CONTOURS SPOT ELEVATION BERM H.P. - HIGH POINT L.P. - LOW POINT FLOW DIRECTION SWALE SLOPE INDICATOR (H/V) FINISHED GRADE AT TOP OF WALL FINISHED GRADE AT BOTTOM OF WALL TOP OF CURB ELEVATION	