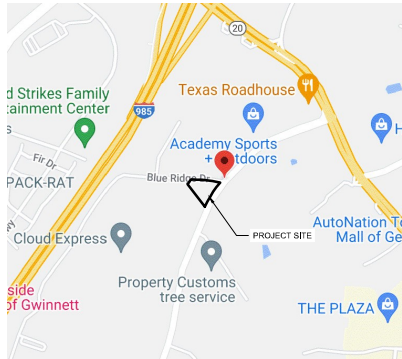


**LOCATION MAP (N.T.S.)**



**SITE CONSTRUCTION PLANS FOR**

# PLUNKETTS ROAD - BLUE RIDGE DRIVE

**XXXX PLUNKETTS ROAD**  
**CITY OF BUFORD, GWINNETT COUNTY GA 30519**  
 LAND LOT(S): 218  
 DISTRICT(S): 7TH  
 PARCEL #7218 100  
 CITY OF BUFORD, GEORGIA

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**CITY OF BUFORD NOTES**

THE DEVELOPER SHOULD BE AWARE THAT ANY UTILITY IMPROVEMENTS (WATER, SANITARY SEWER, NATURAL GAS, AND/OR STORM DRAINAGE) TO BE DEDICATED TO THE CITY AND BECOME CITY RESPONSIBILITY MUST BE INSTALLED BY A CONTRACTOR ON THE CITY'S APPROVED CONTRACTOR LIST, OR OBTAIN APPROVAL BY THE CITY TO BE ADDED TO THE LIST PRIOR TO THE BEGINNING OF INSTALLATION.

THE CITY OF BUFORD ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED DEVELOPMENT PLANS. THE CITY OF BUFORD DOES NOT ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF PIPE IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.

STREAM BUFFER ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.



**BOGAN ENTERPRISES, LLC**  
 SUITE #190  
 11555 MEDLOCK BRIDGE RD.  
 JOHN'S CREEK, GA 30097  
 paulkhansari@gmail.com

**LAND DISTURBANCE ACTIVITY SCHEDULE**

Activities begin	Week	0	1	2	3	4	5	6	7	8	9	10	11	12
Activities begin	Week													
Timber salvage operations														
Installation of construction exit, sediment barriers, and other perimeter controls														
Clearing and grubbing of areas necessary for the installation of sediment retention basins and related structures														
Installation of sediment retention basins and related structures														
Channel and swales of remaining areas														
Mass grading														
Permanent stabilization/vegetation														
Permanent stabilization of areas at final grade and temporary stabilization of remaining areas														
Maintenance of Erosion Control Measures														
Removal of erosion and sediment control measures														
Final landscaping, grassing, etc., cleaning of storm drains														

**MISCELLANEOUS NOTES**

IF THE CONTRACTOR, IN THE COURSE OF WORK, FINDS ANY DISCREPANCY BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS, OMISSIONS, VARIATIONS, OR CONFLICTS IN THE PLANS OR THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE THE DUTY TO IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH NOTIFICATION, UNLESS AUTHORIZED BY THE CONTRACTORS P.E., THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THE PROJECT AND ARE NOT TO BE REPRODUCED OR USED FOR THE CONSTRUCTION OF ANOTHER PROJECT WITHOUT SPECIFIC AUTHORIZATION. ALL DIMENSIONS, PROPOSED ITEMS AND EXISTING UTILITIES TO BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. NOTIFY THE LICENSED PROFESSIONAL OF RECORD IMMEDIATELY IF A DISCREPANCY IS FOUND. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING LIABLE FOR ALL CHANGES, NO COMBUSTIBLE MATERIALS SHALL BE ALLOWED, STORED, OR USED ON THE SITE. PERMITS WILL BE ISSUED FOR THE DEVELOPMENT UNTIL WATER SERVICE IS PROVIDED VIA A WATER MAIN, WHICH IS THE RESPONSIBILITY OF THE CITY OF BUFORD. WATER AND SEWER WILL BE PROVIDED BY GWINNETT COUNTY. ALL RETAINING WALL PERMITS MUST BE ISSUED PRIOR TO PERMITTING OF THE SDP.

**OWNER/DEVELOPER/PRIMARY PERMITEE**

BOGAN ENTERPRISES, LLC  
 11555 MEDLOCK BRIDGE ROAD, SUITE #190  
 JOHN'S CREEK, GA 30097  
 PAUL.KHANSARI@GMAIL.COM

**24 HR CONTACT**

BOGAN ENTERPRISES, LLC  
 11555 MEDLOCK BRIDGE ROAD, SUITE #190  
 JOHN'S CREEK, GA 30097  
 PAUL.KHANSARI@GMAIL.COM

**ENGINEER**

LJA ENGINEERING  
 299 SOUTH MAIN STREET, SUITE A  
 ALPHARETTA, GA 30009  
 CONTACT: TYLER MARCHMAN, PE  
 770-485-0430  
 TMARCHMAN@LJA.COM

**SURVEYOR**

LJA SURVEYING  
 4525 SOUTH LEE STREET  
 BUFORD, GA 30519  
 CONTACT: 770-225-4730  
 EMAIL: SURVEY@LJASURVEY.COM

THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES

**SITE DATA**

GROSS AREA: +/- 1.15 ACRES  
 IMPERVIOUS AREA: +/- 0.62 ACRES  
 ZONED: O-1  
 PROPOSED BUILDING: 6750 SQ.FT.

**PARKING ANALYSIS**

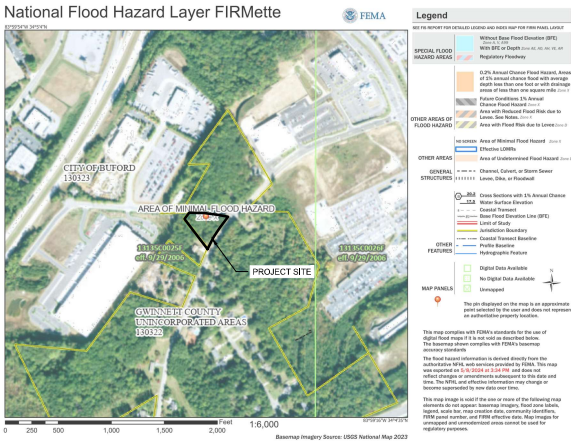
TOTAL PARKING REQUIRED: XX SPACES  
 NC SPACES REQUIRED: X (X VAN ACCESSIBLE)  
 TOTAL PARKING PROVIDED: 27 SPACES  
 NC SPACES PROVIDED: 2 (2 VAN ACCESSIBLE)

**CERTIFICATE OF DEVELOPMENT PLANS APPROVAL**

ALL REQUIREMENTS OF THE CITY OF BUFORD UNPAID DEVELOPMENT ORDINANCE (UDO) RELATIVE TO THE PREPARATION AND SUBMISSION OF A DEVELOPMENT PERMIT APPLICATION HAVING BEEN FULFILLED AND SAID APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY CITY OF BUFORD DEPARTMENT AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS, APPROVAL OF THE SITE PLAN IS HEREBY GRANTED AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS PROJECT SHALL BE SUBJECT TO ALL FURTHER PROVISIONS OF SAID UDO.

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 DEPARTMENT OF PLANNING AND DEVELOPMENT  
 NOTE: THIS CERTIFICATE EXPIRES 12 MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED.

**NATIONAL FLOOD HAZARD MAP 13135C0025F EFF. 09/29/2006**



**TEXT LEGEND**

- AC = ACREAGE
- AE = ACCESS EASEMENT
- ASP = ALUMINUM STEEL PIPE (TYPE B)
- BC = BACK OF CURB
- BH = BENCHMARK
- CB = CATCH BASIN (S= SINGLE & D= DOUBLE)
- CS = OUTLET STRUCTURE
- CL = CENTERLINE
- CMF = CONCRETE MANDAM FOUND
- CMP = CORRUGATED METAL PIPE
- CQ = CLEAN OUT
- CS = CORRUGATED STEEL PIPE
- DM = DOUBLE IRON PIPE
- DM = DOGHOUSE MANHOLE
- ELEV = ELEVATION
- FES = FLARED END SECTION
- FPE = FINISHED FLOOR ELEVATION
- FPE = BUILDING FLOOR ELEVATION
- PH = FIRE HYDRANT
- GI = GATE INLET
- GW = GUY WIRE
- HC = HANDBAR RAMP
- HW = HEADWALL
- IE = INVERT ELEVATION
- JB = JUNCTION BOX
- LL = LAND LOT
- LLL = LAND LOT LINE
- MH = MANHOLE
- OS = OUTLET STRUCTURE
- PEP = POLYETHYLENE PIPE
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- PP = POWER POLE
- PVC = POLYVINYL CHLORIDE PIPE
- PI = PILE
- RIF = RIGHT-OF-WAY
- RCP = REINFORCED CONCRETE PIPE
- SB = BUILDING SETBACK LINE
- SC = SPLIT CURB
- SES = SANITARY END SECTION
- SN = STREET NAME SIGN
- SSE = SANITARY SEWER EASEMENT
- PH = FIRE HYDRANT
- STA = STATION
- SW = CONCRETE SIDEWALK
- TC = TEMPORARY CONSTRUCTION EASEMENT
- UE = UTILITY EASEMENT

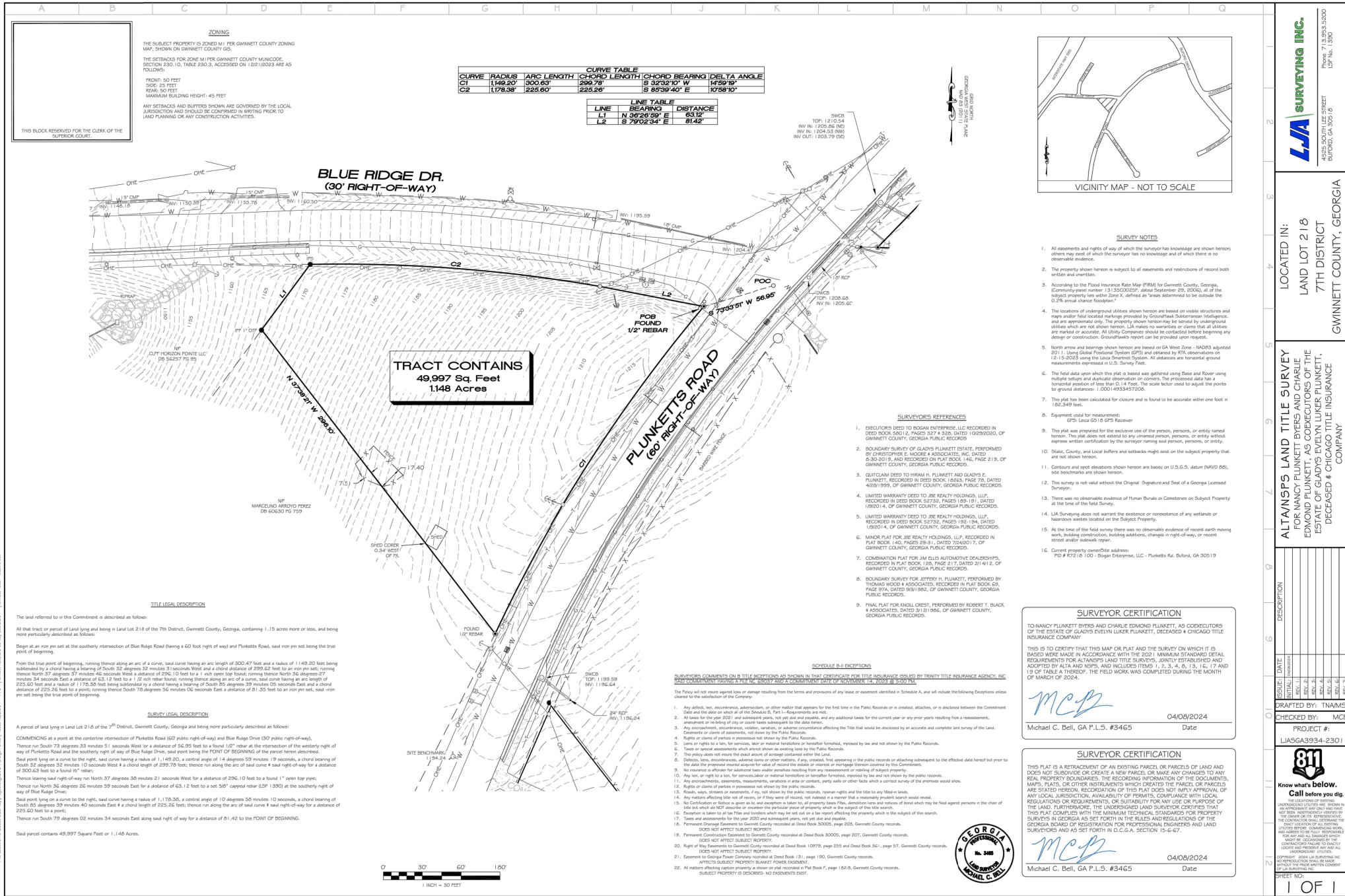
**SYMBOLS LEGEND**

- ⊕ = GATE VALVE
- ⊕ = BUTTERFLY VALVE
- ⊕ = WATER METER
- ⊕ = FIRE HYDRANT
- ⊕ = SEWER MANHOLE
- ⊕ = TELEPHONE POLE
- ⊕ = FENCE
- ⊕ = POWER LINE
- ⊕ = TELEPHONE LINE
- ⊕ = GAS LINE
- ⊕ = WATER LINE
- ⊕ = SANITARY SEWER LINE
- ⊕ = STORM LINE
- ⊕ = STUB
- ⊕ = TRAVELER'S CREEK
- ⊕ = DRAINAGE FLOW ARROW

**SITE CONSTRUCTION PLANS FOR PLUNKETTS RD / BLUE RIDGE DR**  
 XXXX PLUNKETTS ROAD  
 L.L. 218 - DISTRICT 7TH  
 PARCEL # 7218 100

**811**  
**CALL BEFORE YOU DIG**  
 NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

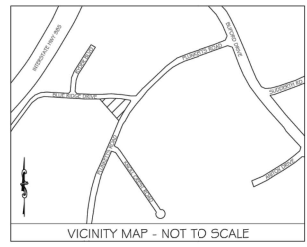
PROJECT NUMBER: GA3934-201  
 SHEET TITLE: COVER  
 SHEET NUMBER: C-100



**ZONING**  
 THE SUBJECT PROPERTY IS ZONED M1 PER GANNETT COUNTY ZONING MAP, SHOWN ON GANNETT COUNTY GIS.  
 THE SETBACKS FOR ZONE M1 PER GANNETT COUNTY MANU CODE, SECTION 230.10, TABLE 230.3, ACCESSED ON 1/29/12/2023 ARE AS FOLLOWS:  
 FRONT: 50 FEET  
 SIDE: 45 FEET  
 REAR: 50 FEET  
 MAXIMUM BUILDING HEIGHT: 45 FEET  
 ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING FROM THE LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1149.20'	300.63'	299.78'	S 32°32'10" W	14°59'19"
C2	1178.38'	225.60'	225.26'	S 65°39'40" E	10°58'10"

LINE	LINE BEARING	DISTANCE
L1	N 36°26'59" E	63.12'
L2	S 79°02'34" E	81.42'



**TRACT CONTAINS**  
 49,997 Sq. Feet  
 1.148 Acres

**SURVEYOR'S REFERENCES**

1. RECORDS DEED TO BOGAN ENTERPRISES, LLC RECORDED IN DEED BOOK 5261 2, PAGES 274 & 282, DATED 10/29/2020, OF GANNETT COUNTY, GEORGIA PUBLIC RECORDS.
2. BOUNDARY SURVEY OF GLADYS PLUNKETT STATE, PERFORMED BY CHRISTOPHER E. MOORE & ASSOCIATE, INC. DATED 8-30-2018 AND RECORDED ON PLAT BOOK 146, PAGE 213, OF GANNETT COUNTY, GEORGIA PUBLIC RECORDS.
3. QUITCLAIM DEED TO HIRSH H. PLUNKETT AND GLADYS E. PLUNKETT, RECORDED IN DEED BOOK 1623, PAGE 78, DATED 4/26/1995, OF GANNETT COUNTY, GEORGIA PUBLIC RECORDS.
4. LIMITED WARRANTY DEED TO JEE REALTY HOLDINGS, LLP, RECORDED IN DEED BOOK 52739, PAGES 100-101, DATED 1/20/21, OF GANNETT COUNTY, GEORGIA PUBLIC RECORDS.
5. LIMITED WARRANTY DEED TO JEE REALTY HOLDINGS, LLP, RECORDED IN DEED BOOK 52739, PAGES 100-104, DATED 1/20/21, OF GANNETT COUNTY, GEORGIA PUBLIC RECORDS.
6. MARGE PLAT FOR JEE REALTY HOLDINGS, LLP, RECORDED IN PLAT BOOK 140, PAGES 293-311, DATED 7/24/2017, OF GANNETT COUNTY, GEORGIA PUBLIC RECORDS.
7. COMINATION PLAT FOR JIM JILES AUTOMOTIVE DEALERSHIPS, RECORDED IN PLAT BOOK 120, PAGE 117, DATED 2/14/15, OF GANNETT COUNTY, GEORGIA PUBLIC RECORDS.
8. BOUNDARY SURVEY FOR JEFFERY H. PLUNKETT, PERFORMED BY THOMAS WOOD & ASSOCIATES, RECORDED IN PLAT BOOK 82, PAGE 97A, DATED 9/31/82, OF GANNETT COUNTY, GEORGIA PUBLIC RECORDS.
9. FINAL PLAT FOR KNOLL CREST, PERFORMED BY ROBERT T. BLACK & ASSOCIATES, DATED 3/1/86, OF GANNETT COUNTY, GEORGIA PUBLIC RECORDS.

**SURVEYOR'S COMMENTS ON B TITLE EXCEPTIONS AS SHOWN IN THAT CERTIFICATE FOR TITLE INSURANCE ISSUED BY TRINITY TITLE INSURANCE AGENCY, INC. ON 04/08/2024. THESE ARE THE "SHOOT AND AVOID" MATTER OF INSURANCE 14, 1008 & 1010.**

The Plat only sets forth the true and correct location of the boundaries of the land shown hereon, and it does not constitute a warranty of title or a guarantee of the accuracy of the information shown hereon. The Surveyor is not responsible for the accuracy of the information shown hereon, and the Surveyor is not responsible for the accuracy of the information shown hereon.

1. Any defect, lien, encumbrance, advertisement, or other matter that appears for the first time in the Public Records or is created, attached, or disclosed between the Commencement Date and the date on which all of the Statute B, Part I, Requirements are met.
2. All taxes for the year 2021 and subsequent years, not yet due and payable, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or reworking of city or county taxes subsequent to the date hereon.
3. Any encumbrance, easement, lien, servitude, or adverse claim affecting the Title that would be disclosed by an accurate and complete land survey of the land. Expenses or claims of attorneys, not shown by the Public Records.
4. Rights or claims of parties in possession not shown by the Public Records.
5. Liens or rights to a lien, for services, labor or material furnished or to be furnished, expressed by law and not shown by the Public Records.
6. Terms or special assessments which attach upon an existing lien by the Public Records.
7. The plat does not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will exclude the following Exceptions unless stated to the satisfaction of the Company:  
 a. Rights or claims of parties in possession not shown by the Public Records.  
 b. Liens or rights to a lien, for services, labor or material furnished or to be furnished, expressed by law and not shown by the Public Records.  
 c. Terms or special assessments which attach upon an existing lien by the Public Records.
8. Defective liens, encumbrances, advertisements or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed mortgage is required to be recorded or otherwise not otherwise shown on the plat.
9. No recourse to a prior or subsequent deed or other instrument resulting from any reassessment or reworking of subject property.
10. Any lien or right to a lien, for services, labor or material furnished or to be furnished, expressed by law and not shown by the public records.
11. Any encumbrances, easements, advertisements or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed mortgage is required to be recorded or otherwise not otherwise shown on the plat.
12. Rights or claims of parties in possession not shown by the public records.
13. Roads, ways, streams or easements, if any, not shown by the public records, separate rights and the title to any filed in land.
14. Any liability affecting title not of record, or if any items of record, not contained in a survey that is made.
15. No Certificates or notices in open air, and encumbrances to be met, to all property taxes, liens, advertisements and notices of bond which may be filed against persons in the chain of title but which do not otherwise appear in the public records or in the subject of this survey.
16. Deception as to all fee and benefits which may be set out on a tax receipt affecting the property which is the subject of this survey.
17. Taxes and assessments payable for the year 2020 and subsequent years, not yet due and payable.
18. Permanent Damage Assessment to Gannett County recorded at Deed Book 30005, page 205, Gannett County records.
19. Permanent Contribution Assessment to Gannett County recorded at Deed Book 30005, page 207, Gannett County records.
20. DOES NOT AFFECT SUBJECT RECORDS.
21. Right of Way Easements to Gannett County recorded at Deed Book 10879, page 255 and Deed Book 341, page 57, Gannett County records.
22. DOES NOT AFFECT SUBJECT RECORDS.
23. Easement to Georgia Power Company recorded at Deed Book 131, page 190, Gannett County records.
24. APPLICABLE SUBJECT PROPERTY BURNER POWER DOCUMENTS.
25. DOES NOT AFFECT SUBJECT RECORDS.
26. All nationally affecting matters previously shown or disclosed recorded in Plat Book 1, page 182-9, Gannett County records.
27. SUBJECT PROPERTY IS UNDEVELOPED AND ADJACENT TO PLAT 7.

**SURVEYOR CERTIFICATION**

TO HANCY PLUNKETT BYERS AND CHARLIE EDMOND PLUNKETT, AS CODEPOSITORS OF THE ESTATE OF GLADYS EVELYN LUKER PLUNKETT, DECEASED A CHICAGO TITLE INSURANCE COMPANY.  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTERNATE LAND TITLE SURVEYS ESTABLISHED AND ADOPTED BY ALTA AND ACP, AND INCLUDES ITEMS 1, 2, 4, 6, 13, 16, 17 AND 19 OF TABLE 1 HEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF MARCH OF 2024.  
 MCB  
 Michael C. Bell, GA P.L.S. #3465  
 Date 04/08/2024

**SURVEYOR CERTIFICATION**

THIS PLAT IS A RETRACTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-4-67.  
 MCB  
 Michael C. Bell, GA P.L.S. #3465  
 Date 04/08/2024

**LJA SURVEYING INC.**  
 4525 SOUTH LEE STREET  
 SUITE 100  
 DUBLIN, GA 31006  
 Phone: 770.393.5200  
 Cell: 770.1150

LOCATED IN:  
 LAND LOT 218  
 7TH DISTRICT  
 GWINNETT COUNTY, GEORGIA

ALTA/NPS LAND TITLE SURVEY  
 FOR HANCY PLUNKETT BYERS AND CHARLIE EDMOND PLUNKETT, AS CODEPOSITORS OF THE ESTATE OF GLADYS EVELYN LUKER PLUNKETT, DECEASED A CHICAGO TITLE INSURANCE COMPANY

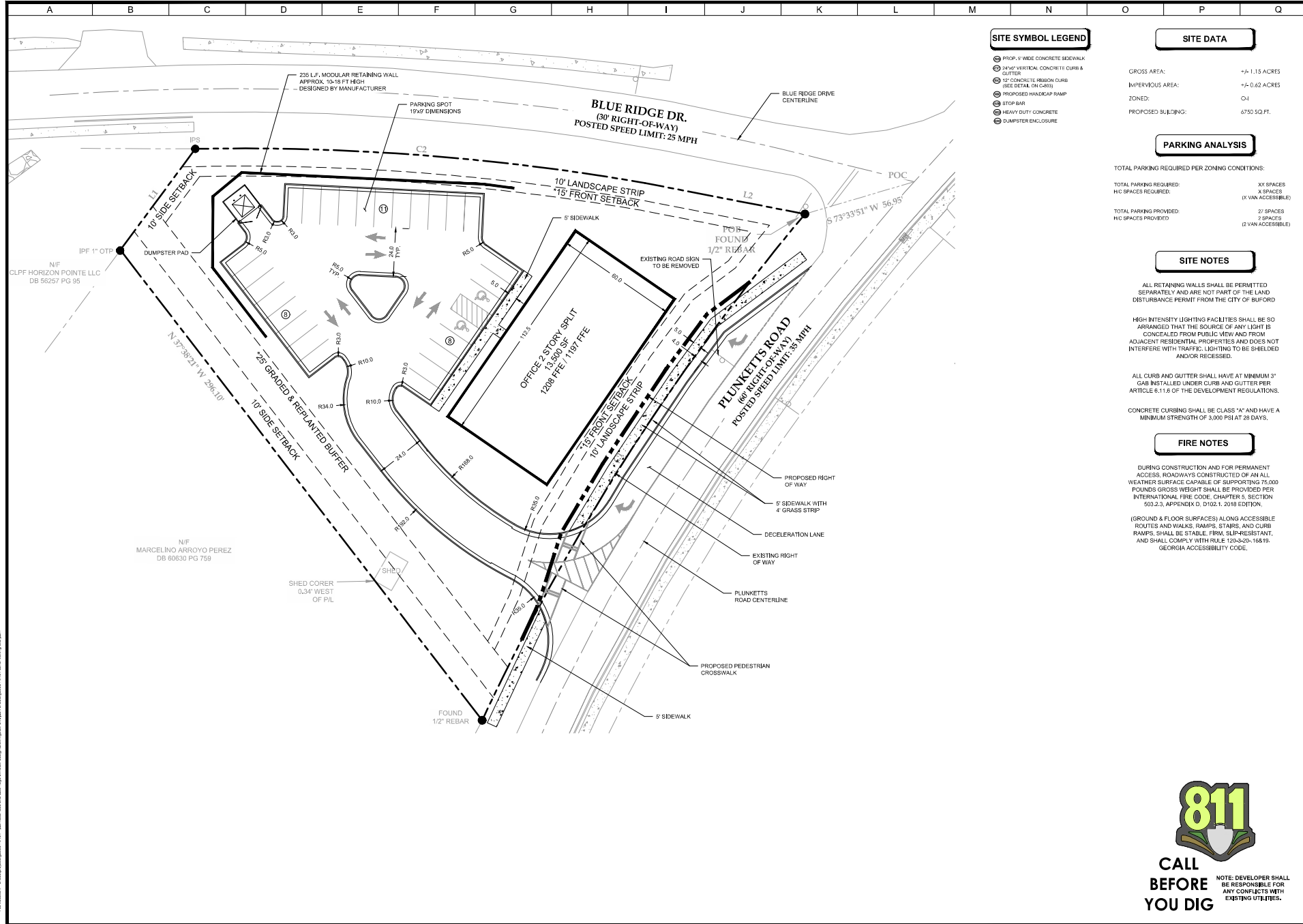
ISSUE	DATE	DESCRIPTION
APPROVED	04/08/2024	Final Survey Plat
REVISION		
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		
REV. 8		
REV. 9		
REV. 10		

DRAFTED BY: TNAMS  
 CHECKED BY: MCB

PROJECT #:  
 LA56A3934-2301

**811**  
 Know what's below.  
 Call before you dig.  
 The location of existing underground utilities and structures is not shown. Information shown on this plat is for informational purposes only. It is not intended to be used for any other purpose. The user of this plat is responsible for obtaining the necessary permits and approvals from the appropriate local, state, and federal agencies before any excavation or construction work is undertaken. The user of this plat is also responsible for obtaining the necessary permits and approvals from the appropriate local, state, and federal agencies before any excavation or construction work is undertaken.

CONTRACT NO. LA56A3934-2301  
 SHEET NO. 1 OF 1



**SITE SYMBOL LEGEND**

- ⊙ PROPOSED 5' WIDE CONCRETE SIDEWALK
- ⊙ 24" WIDE VERTICAL CONCRETE CURB & GUTTER
- ⊙ 12" CONCRETE REGION CURB (SEE DETAIL ON C&G)
- ⊙ PROPOSED HANDICAP RAMP
- ⊙ STOP BAR
- ⊙ HEAVY DUTY CONCRETE
- ⊙ DUMPSTER ENCLOSURE

**SITE DATA**

GROSS AREA: -+ 1.15 ACRES  
 IMPERVIOUS AREA: -+ 0.62 ACRES  
 ZONED: O4  
 PROPOSED BUILDING: 6750 SQ. FT.

**PARKING ANALYSIS**

TOTAL PARKING REQUIRED PER ZONING CONDITIONS:  
 TOTAL PARKING PROVIDED: XX SPACES  
 H.C SPACES REQUIRED: X SPACES (X VAN ACCESSIBLE)  
 TOTAL PARKING PROVIDED: 27 SPACES  
 H.C SPACES PROVIDED: 2 SPACES (2 VAN ACCESSIBLE)

**SITE NOTES**

ALL RETAINING WALLS SHALL BE PERMITTED SEPARATELY AND ARE NOT PART OF THE LAND DISTURBANCE PERMIT FROM THE CITY OF BUFORD.  
 HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTIES AND DOES NOT INTERFERE WITH TRAFFIC. LIGHTING TO BE SHIELDED AND/OR RECESSED.  
 ALL CURB AND GUTTER SHALL HAVE A MINIMUM 3" GAB INSTALLED UNDER CURB AND GUTTER PER ARTICLE 6.1.1.6 OF THE DEVELOPMENT REGULATIONS.  
 CONCRETE CURBING SHALL BE CLASS "A" AND HAVE A MINIMUM STRENGTH OF 3,000 PSI AT 28 DAYS.

**FIRE NOTES**

DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 502.2.3, APPENDIX C, D102.1, 2018 EDITION.  
 (GROUND & FLOOR SURFACES) ALONG ACCESSIBLE ROUTES AND WALKS, RAMPS, STAIRS, AND CURB RAMP, SHALL BE STABLE, FIRM, SLIP-RESISTANT, AND SHALL COMPLY WITH RULE 1203-20-2-16819, GEORGIA ACCESSIBILITY CODE.

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		



299 S. MAIN STREET  
 ALPHARETTA, GA 30009  
 770-224-4730

**BOGAN ENTERPRISES, LLC**  
 11555 MEDLOCK BRIDGE RD.  
 SUITE # 190  
 JOHNS CREEK, GA 30097  
 paulkhansari@gmail.com

SITE CONSTRUCTION PLANS FOR  
 PLUNKETTS RD / BLUE RIDGE DR  
 10000 PLUNKETTS ROAD  
 BLUE RIDGE DISTRICT 7TH  
 LL 218 - DISTRICT 7TH  
 PARCEL # 7218 100



SCALE: 1" = 20'

PROJECT NUMBER:  
 GA3934-2401

SHEET TITLE:  
 SITE PLAN

SHEET NUMBER:  
 C-300

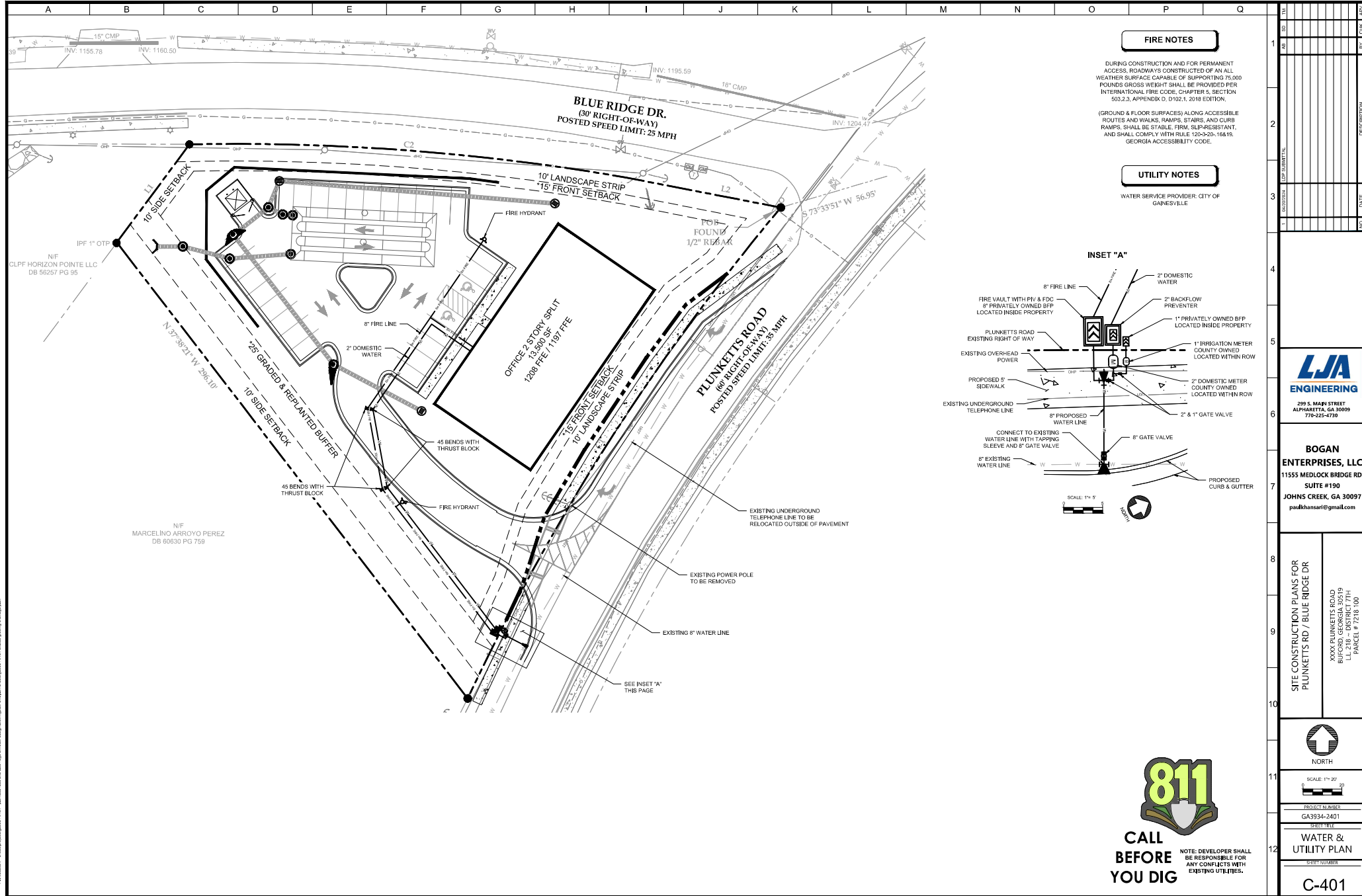


**CALL BEFORE YOU DIG**  
 NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.







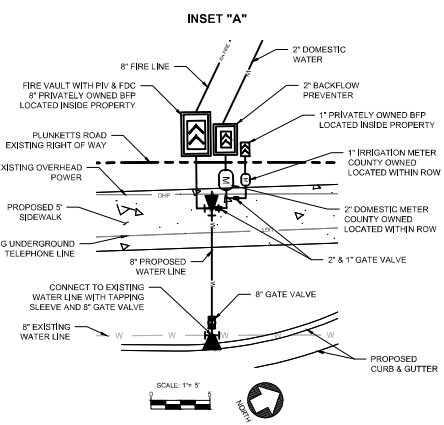


**FIRE NOTES**

DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.2, APPENDIX D, D102-1, 2018 EDITION.  
 (GROUND & FLOOR SURFACES) ALONG ACCESSIBLE ROUTES AND WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP-RESISTANT, AND SHALL COMPLY WITH RULE 120-3-20, 16&19, GEORGIA ACCESSIBILITY CODE.

**UTILITY NOTES**

WATER SERVICE PROVIDER: CITY OF GAINESVILLE



NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		



299 S. MAIN STREET  
ALPHARETTA, GA 30009  
770-224-4730

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 JOHNS CREEK, GA 30097  
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SITE CONSTRUCTION PLANS FOR  
 PLUNKETTS RD / BLUE RIDGE DR  
 0000 PLUNKETTS ROAD  
 BLOCK 218 - DISTRICT 7TH  
 PARCEL # 7218 100



SCALE: 1" = 20'

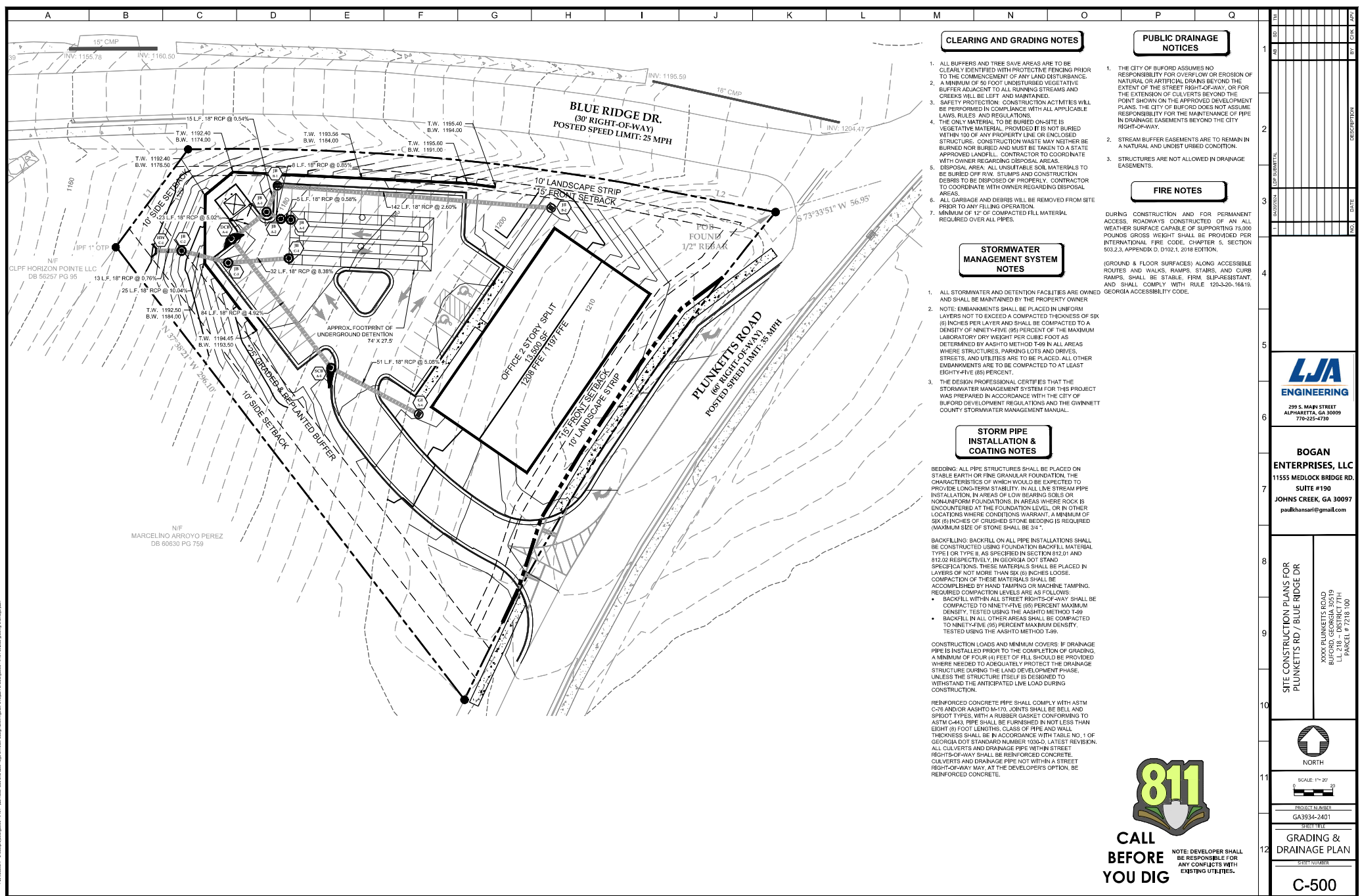
PROJECT NUMBER  
 GA3934-2401

SHEET TITLE  
 WATER & UTILITY PLAN

SHEET NUMBER  
 C-401



**CALL BEFORE YOU DIG**  
 NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.



**CLEARING AND GRADING NOTES**

1. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE.
2. A MINIMUM OF 50 FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
3. SAFETY PROTECTION, CONSTRUCTION ACTIVITIES WILL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS.
4. THE ONLY MATERIAL TO BE BURIED ON-SITE IS VEGETATIVE MATERIAL, PROVIDED IT IS NOT BURIED WITHIN 100 OF ANY PROPERTY LINE OR ENCLOSED STRUCTURE. CONSTRUCTION WASTE MAY NEITHER BE BURNED NOR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL. CONTRACTOR TO COORDINATE WITH OWNER REGARDING DISPOSAL AREAS.
5. DISPOSAL AREA: ALL UNSUITABLE SOIL MATERIALS TO BE BURIED OFF R/W. STUMPS AND CONSTRUCTION DEBRIS TO BE DISPOSED OF PROPERLY. CONTRACTOR TO COORDINATE WITH OWNER REGARDING DISPOSAL AREAS.
6. ALL GARBAGE AND DEBRIS WILL BE REMOVED FROM SITE PRIOR TO ANY FILLING OPERATION.
7. MINIMUM OF 12" OF COMPACTED FILL MATERIAL REQUIRED OVER ALL PIPES.

**PUBLIC DRAINAGE NOTICES**

1. THE CITY OF BUFORD ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED DEVELOPMENT PLANS. THE CITY OF BUFORD DOES NOT ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF PIPE IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.
2. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
3. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

**FIRE NOTES**

DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 502.2.3, APPENDIX D, 1102.1, 2018 EDITION.

(GROUND & FLOOR SURFACES) ALONG ACCESSIBLE ROUTES AND WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM SLP-RESISTANT, AND SHALL COMPLY WITH RULE 1203-20-.16818, GEORGIA ACCESSIBILITY CODE.

**STORMWATER MANAGEMENT SYSTEM NOTES**

1. ALL STORMWATER AND DETENTION FACILITIES ARE OWNED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER
2. NOTE: EMBANKMENTS SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED A COMPACTED THICKNESS OF SIX (6) INCHES PER LAYER AND SHALL BE COMPACTED TO A DENSITY OF NINETY-FIVE (95) PERCENT OF THE MAXIMUM LABORATORY DRY WEIGHT PER CUBIC FOOT AS DETERMINED BY AASHTO METHOD T-99 IN ALL AREAS WHERE STRUCTURES, PARKING LOTS AND DRIVES, STREETS, AND UTILITIES ARE TO BE PLACED. ALL OTHER EMBANKMENTS ARE TO BE COMPACTED TO AT LEAST EIGHTY-FIVE (85) PERCENT.
3. THE DESIGN PROFESSIONAL CERTIFIES THAT THE STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT WAS PREPARED IN ACCORDANCE WITH THE CITY OF BUFORD DEVELOPMENT REGULATIONS AND THE GWINNETT COUNTY STORMWATER MANAGEMENT MANUAL.

**STORM PIPE INSTALLATION & COATING NOTES**

BEDDING: ALL PIPE STRUCTURES SHALL BE PLACED ON STABLE EARTH OR FINE GRANULAR FOUNDATION, THE CHARACTERISTICS OF WHICH WOULD BE EXPECTED TO PROVIDE LONG-TERM STABILITY. IN ALL LIVE STREAM PIPE INSTALLATION, IN AREAS OF LOW BEARING SOILS OR NON-UNIFORM FOUNDATIONS, IN AREAS WHERE ROCK IS ENCOUNTERED AT THE FOUNDATION LEVEL, OR IN OTHER LOCATIONS WHERE CONDITIONS WARRANT, A MINIMUM OF SIX (6) INCHES OF CRUSHED STONE BEDDING IS REQUIRED (MAXIMUM SIZE OF STONE SHALL BE 3/4").

BACKFILLING: BACKFILL ON ALL PIPE INSTALLATIONS SHALL BE CONSTRUCTED USING FOUNDATION BACKFILL MATERIAL TYPE I OR TYPE II, AS SPECIFIED IN SECTION 810.01 AND 812.02 RESPECTIVELY. IN GEORGIA DOT STAND SPECIFICATIONS, THESE MATERIALS SHALL BE PLACED IN LAYERS OF NOT MORE THAN SIX (6) INCHES LOOSE. COMPACTION OF THESE MATERIALS SHALL BE ACCOMPLISHED BY HAND TAMING OR MACHINE TAMPING. REQUIRED COMPACTION LEVELS ARE AS FOLLOWS:

- BACKFILL WITHIN ALL STREET RIGHTS-OF-WAY SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT MAXIMUM DENSITY, TESTED USING THE AASHTO METHOD T-99
- BACKFILL IN ALL OTHER AREAS SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT MAXIMUM DENSITY, TESTED USING THE AASHTO METHOD T-99.

CONSTRUCTION LOADS AND MINIMUM COVERS: IF DRAINAGE PIPE IS INSTALLED PRIOR TO THE COMPLETION OF GRADING, A MINIMUM OF FOUR (4) FEET OF FILL SHOULD BE PROVIDED WHERE NEEDED TO ADEQUATELY PROTECT THE DRAINAGE STRUCTURE DURING THE LAND DEVELOPMENT PHASE, UNLESS THE STRUCTURE ITSELF IS DESIGNED TO WITHSTAND THE ANTICIPATED LIVE LOAD DURING CONSTRUCTION.

REINFORCED CONCRETE PIPE SHALL COMPLY WITH ASTM C-76 AND/OR AASHTO M-170. JOINTS SHALL BE BELL AND SPIGOT TYPES, WITH A RUBBER GASKET, CONFORMING TO ASTM C-443. PIPE SHALL BE FURNISHED IN NOT LESS THAN EIGHT (8) FOOT LENGTHS, CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH TABLE NO. 1 OF GEORGIA DOT STANDARD NUMBER 1000-D, LATEST REVISION. ALL CULVERTS AND DRAINAGE PIPE WITHIN STREET RIGHTS-OF-WAY SHALL BE REINFORCED CONCRETE CULVERTS AND DRAINAGE PIPE NOT WITHIN A STREET RIGHT-OF-WAY MAY, AT THE DEVELOPER'S OPTION, BE REINFORCED CONCRETE.

NO.	DATE	DESCRIPTION
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**LJA ENGINEERING**

395 S. MAIN STREET  
ALPHARETTA, GA 30009  
770-225-4730

**BOGAN ENTERPRISES, LLC**  
11555 MEDLOCK BRIDGE RD.  
SUITE #190  
JOHNS CREEK, GA 30097  
paulkhansan@gmail.com

SITE CONSTRUCTION PLANS FOR  
PLUNKETTE RD / BLUE RIDGE DR

10000 PLUNKETTE ROAD  
BUCKLE UP AT THE LIGHTS  
LL 218 - DISTRICT 7TH  
PARCEL # 7218 100

**811**

CALL BEFORE YOU DIG

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

SCALE: 1" = 20'

PROJECT NUMBER: GA3934-2401

SHEET TITLE: GRADING & DRAINAGE PLAN

SHEET NUMBER: C-500





