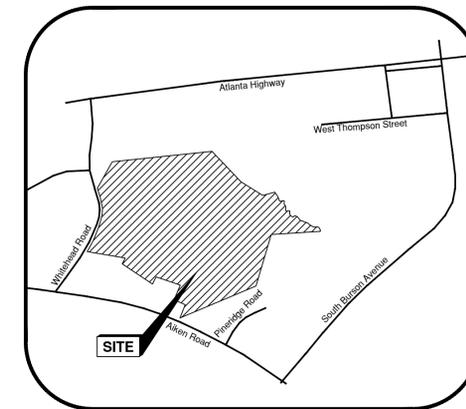


WHISPERING OAKS RESIDENTIAL SUBDIVISION WHITEHEAD ROAD BOGART, GA ZONED: R1



VICINITY MAP
N.T.S.



1415 Nunnally Farm Rd. Phone: 404-610-2096
Monroe, Georgia 30655 ggarrett_15@yahoo.com

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COVER

WHISPERING OAKS RESIDENTIAL S/D

42.226 ACRES

PARCEL ID: B 01 073

LAND LOTS

G.M.D. 240

WHITEHEAD ROAD

BOGART, GA

05-17-2024

SCALE: NONE

OWNER / DEVELOPER PRIMARY PERMITTEE

SAPPHIRE PROPERTIES, LP
2891 MONROE HWY
SUITE 103
BOGART, GA 30622

24 HOUR - EMERGENCY CONTACT
ROB SCOTT
706-621-2050

REVISIONS

	DATE	DESCRIPTION
1	8/12/24	ADDRESSED PRELIM PLAT COMMENTS

JOB: WHITEHEAD ROAD

SHEET 0

Index of Drawings

0. COVER SHEET
1. BOUNDARY SURVEY
2. NOTES
3. PRELIMINARY PLAT
4. WATER PLAN
5. HEALTH DEPARTMENT PLAN
6. GRADING PLAN
7. ROADWAY PLAN & PROFILE 1
8. ROADWAY PLAN & PROFILE 2
9. STORM PIPE PROFILES
10. EXISTING VEGETATION / INDEX
11. LANDSCAPE STRIP PLANTING DESIGN

TRIP GENERATION

DESCRIPTION	# UNITS	DAILY TRIP RATE	TOTAL TRIPS	ENTERING	EXITING
DESCRIPTION	27	9.6 / UNIT	259	130	130

SOURCE: ITE TRIP GEN. MANUAL

OWNER / DEVELOPER / SUBDIVIDER

SAPPHIRE PROPERTIES, LP
2891 MONROE HWY
SUITE 103
BOGART, GA 30622

SURVEYOR

TRADITIONS SURVEYING, LLC
140 MILL CENTER BLVD
ATHENS, GA 30606

ENGINEER

ATG CIVIL, LLC
1415 NUNNALLY FARM ROAD
MONROE, GA 30655

LANDSCAPE ARCHITECT

SILVER PINES LAND DESIGN
11 LUMPKIN STREET
SUITE 200
LAWRENCEVILLE, GA 30046

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13219C0050D DATED 09-02-2009

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

TOTAL SITE AREA	45.81 ACRES	
TOTAL LOTS PROPOSED	27 LOTS	
PROPOSED DWELLING SIZE	1,600 - 2,400 SF	
# BEDROOMS (TYP)	3 BR & 4 BR	
SITE COVERAGE		
DESCRIPTION	AREA	%
STUCTURES	3.09 AC.	6.75%
STREETS	1.39 AC.	3.03%
LANDSCAPING*	5.23 AC.	11.42%
TREE CANOPY	36.10 AC.	78.80%

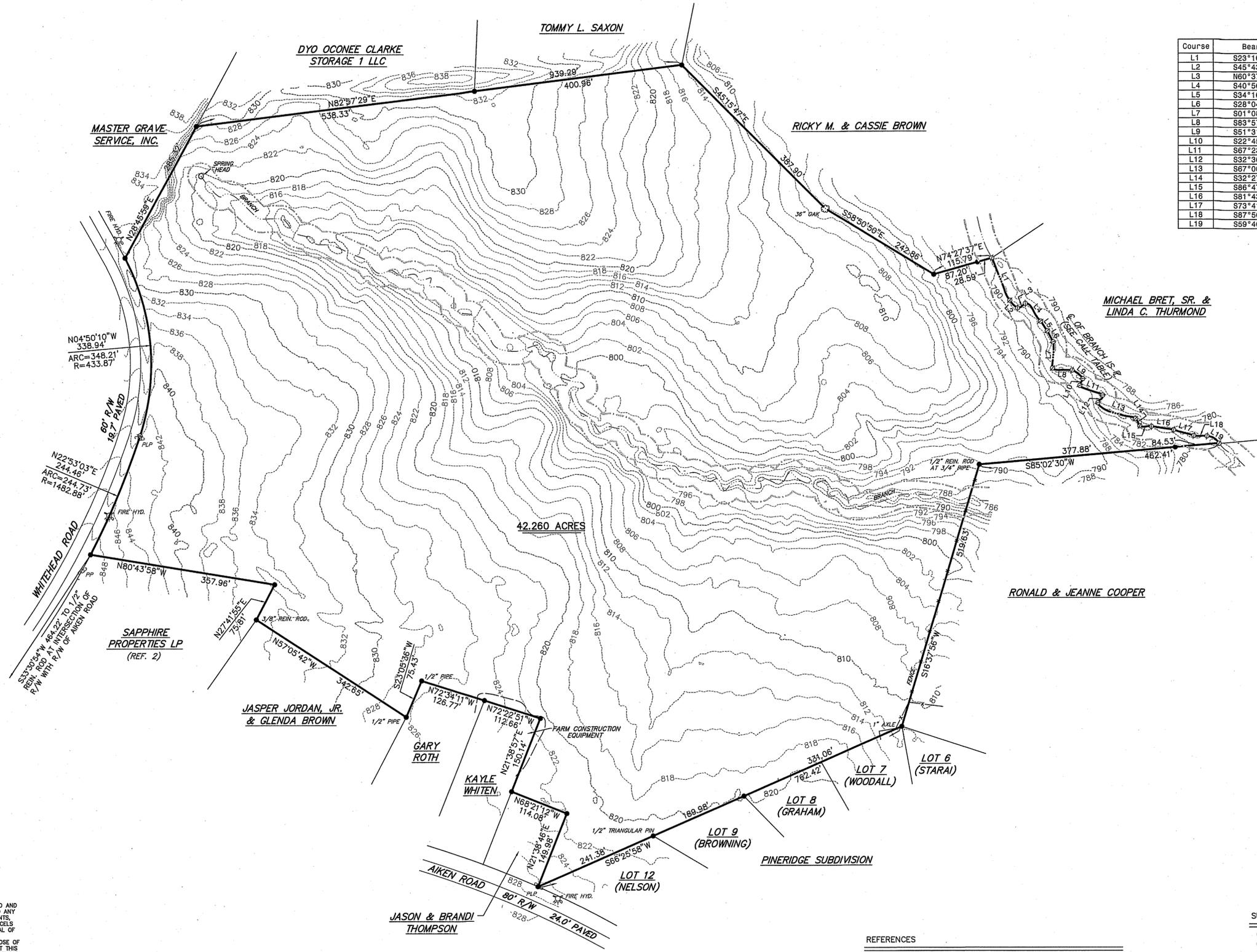
*INCLUDES ESTIMATE FOR INDIVIDUAL YARDS

UTILITY CHART

UTILITY	PROVIDER	PHONE #
WATER	OCONEE COUNTY	706-769-3960
SEWER	ONSITE SEPTIC	706-769-7060
ELECTRIC	GA POWER	1-888-660-5890
ELECTRIC	WALTON EMC	770-267-2505
NATURAL GAS	ATLANTA GAS LIGHT	800-427-5463
TELECOM	CHARTER	888-438-2427
TELECOM	COMCAST	855-508-5397

NOTE: PER THE NATIONAL WETLANDS INVENTORY MAP, NO WETLANDS HAVE BEEN IDENTIFIED ON THE PROPERTY.

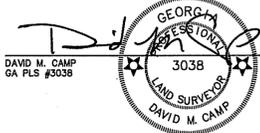
THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT



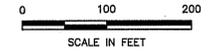
Course	Bearing	Distance
L1	S23°10'56"E	87.79'
L2	S45°43'33"E	20.87'
L3	N60°37'36"E	17.17'
L4	S40°56'50"E	44.43'
L5	S34°16'26"E	22.54'
L6	S28°04'45"E	23.63'
L7	S01°08'40"W	49.92'
L8	S83°57'16"E	38.03'
L9	S51°31'21"E	25.79'
L10	S22°45'36"W	13.98'
L11	S67°23'03"E	47.49'
L12	S32°36'24"W	17.06'
L13	S67°00'24"E	78.01'
L14	S32°27'34"E	15.86'
L15	S86°47'20"E	22.30'
L16	S81°43'51"E	43.41'
L17	S73°41'44"E	40.16'
L18	S87°56'03"E	25.29'
L19	S59°40'39"E	26.97'

GRID (GA WEST)

THIS PLAT IS A RETRACEMENT 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 SUSTAINABILITY 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 47-1-27.



PLAT REVISED MARCH 5, 2024 TO TIE TO STATE PLANE COORDINATES AND ADD TOPOGRAPHIC DATA FROM OCONEE COUNTY DATA.



LEGEND

- - 1/2" REINFORCING ROD SET
- - 1/2" REINFORCING ROD (OR NOTED) FOUND
- ⊙ - POINT ONLY
- ⊕ - POWER (PP)/TELEPHONE (TP)/LIGHT (LP) POLE

- REFERENCES
- (1) SURVEY BY BEN McLEROY FOR JANICE C. THURMOND DATED MAY 13, 2004.
 - (2) OUR SURVEY FOR WHITEHEAD ROAD MINOR SUBDIVISION DATED JANUARY 17, 2024.
 - (3) PLAT BOOK 2021, PAGE 162.
 - (4) PLAT BOOK 35, PAGE 68.
 - (5) MINOR SUBDIVISION PRELIMINARY PLAT FOR WHITEHEAD ROAD MINOR SUBDIVISION BY KEN BEALL, DATED JANUARY 15, 2023.
 - (6) OUR MINOR SUBDIVISION FINAL PLAT FOR WHITEHEAD ROAD MINOR SUBDIVISION DATED JANUARY 17, 2024.
 - (7) ADMINISTRATIVE SUBDIVISION PLAT FOR RAC PROPERTIES BY DuSOUTH DATED MAY 13, 2022.
 - (8) LEVEL 3 SOIL INVESTIGATION REPORT BY GEORGIA SOIL MAPPING FOR RAC PROPERTIES OF ATHENS INC. DATED SEPTEMBER 1-8, 2021.

- SURVEY NOTES
- (1) EQUIPMENT USED: 02" THEODOLITE AND E.D.M.
 - (2) ANGULAR ERROR: 0.1" PER STATION ADJUSTED
 - (3) LINEAR CLOSURE: 1/89,398, BALANCED BY LEAST SQUARES.
 - (4) MINIMUM PLAT CLOSURE: 1/207,892
 - (5) CONTOURS SHOWN WERE TAKEN FROM THE OCONEE COUNTY LIDAR TOPOGRAPHY AND ARE NOT CERTIFIED AS CORRECT BY THIS FIRM. USERS OF THIS DATA DO SO AT THEIR OWN RISK.

SURVEY FOR:

SAPPHIRE PROPERTIES LP

BOGART

COUNTY:	OCONEE	G.M.D.:	240	STATE:	GEORGIA
DATE:	JANUARY 25, 2024	SCALE:	1"=100'	DWN. BY:	MIKE
FIELDBOOK:	2024	SURVEYED BY:	TRADITIONS SURVEYING LLC	FILE NO.:	
1046		140 MILL CENTER BLVD., ATHENS, GA 30606	LAND SURVEYOR FIRM LICENSE NO. LSP001277	39012-J9 N	

GENERAL NOTES

1. THE SUBJECT PROPERTY DOES NOT CONTAIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA PER F.I.R.M. PANEL 13219C0050D , EFFECTIVE SEPTEMBER 2, 2009.
2. ALL CURB DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION TO COMPLY WITH CITY OF BOGART STANDARDS.
4. SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, AND OTHER ARCHITECTURAL DETAILS.
5. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
6. EACH BUILDING AND ITS RELATIVE LOCATION TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA STATE AMENDMENTS WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF IBC TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF IBC TABLES 601 AND 602.
7. ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.
8. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT PRIOR TO CONSTRUCTION OF THE WALLS.
9. WORK WITHIN THE POWER EASEMENT REQUIRES PERMISSION FROM THE GEORGIA POWER COMPANY AND PARTICULAR CARE IS REQUIRED WHEN WORKING AROUND OVERHEAD POWER LINES.
10. NOTIFY CITY OF BOGART INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
11. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
12. ACCEPTANCE AND/OR SUBSEQUENT ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF BOGART NOR THE DESIGN PROFESSIONALS OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS, JURISDICTIONAL WATER OF THE STATE, AREAS OF THREATENED/ENDANGERED SPECIES, OR AREAS OF HISTORICAL SIGNIFICANCE. IT IS THE OWNER'S RESPONSIBILITY TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR ANY REQUIRED APPROVALS AND PERMITS.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL PROTECT AND MAINTAIN SERVICE IN ALL UTILITIES ENCOUNTERED, UNDERGROUND AND ABOVE GROUND.
2. THE CONTRACTOR SHALL EXECUTE THE DEMOLITION PART OF HIS CONTRACT IN A MANNER WHICH WILL PREVENT DAMAGE TO EXISTING FACILITIES OR CONSTRUCTION AND IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE.
3. DEMOLISHED MATERIAL & DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF RUBBISH SHALL NOT BE ALLOWED TO ACCUMULATE.
4. DAMAGE TO ANY ITEMS THAT ARE TO REMAIN IN SERVICE DURING AND AFTER DEMOLITION SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
5. USE WATER SPRINKLING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR, TO THE LOWEST LEVEL POSSIBLE.
6. EXISTING CONDITIONS ARE SHOWN FROM REFERENCE DRAWINGS. IF ADDITIONAL PIPING/STRUCTURES ARE ENCOUNTERED, OR ACTUAL LOCATION OF EXISTING STRUCTURES ARE OTHER THAN SHOWN, CONTRACTOR SHALL NOTIFY THE OWNER/ENGINEER PRIOR TO DEMOLITION.
7. CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL DEMOLITION PERMITS.
8. ENVIRONMENTAL PROTECTION AGENCY PERMITS ARE REQUIRED FOR ALL PROPERTIES CONTAINING HAZARDOUS MATERIALS.
9. SAFETY & PROTECTION: CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO ALL EMPLOYEES ON THE WORK AND OTHER PERSONS OR ORGANIZATIONS WHO MAY BE EFFECTED THEREBY.
10. CONSTRUCTION IS TO BE LIMITED TO AREAS SO INDICATED ON THE DRAWINGS AND AS DESIGNATED BY OTHERS, OFFSITE AREAS SHALL BE ENCRACHED UPON ONLY BY WRITTEN PERMISSION OR EASEMENT. THIS PROVISION APPLIES TO BOTH PERSONNEL AND EQUIPMENT.
11. ANY NATURAL, NATIVE AREA OR TREE OUTSIDE OF THE DESIGNATED CONSTRUCTION AREA SHALL BE RESTORED TO A SATISFACTORY CONDITION AS DETERMINED BY OWNER, IF DAMAGED.
12. CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES, RULES, REGULATIONS, AND LAWS OF LOCAL, MUNICIPAL, STATE OR FEDERAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
13. SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT (NPDES IV.D.2.c(1)).
14. CONTRACTOR SHALL STAGE DEMOLITION & CONSTRUCTION IN A MANNER THAT WILL MINIMIZE DISRUPTION OF VEHICULAR AND PEDESTRIAN TRAFFIC FLOW.
15. CONTRACTOR RESPONSIBLE FOR PROVIDING REQUIRED TRAFFIC CONTROL AND SAFETY FEATURES DURING CONSTRUCTION. ALL TRAFFIC CONTROL DEVICES, LANE CONTROL AND TRAFFIC CONTROL SHALL COMPLY WITH MUTCD STANDARDS AND GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATION, LATEST EDITION.
16. ALL EXISTING SIGNS, SHALL BE RE-SET OR REPLACED IF DAMAGED OR RELOCATED BY CONSTRUCTION ACTIVITIES. ALL STOP BARS, CROSSWALKS, AND OR LANE MARKINGS REMOVED OR ALTERED BY PROJECT CONSTRUCTION ACTIVITIES SHALL BE REPLACED WITH EQUIVALENT MATERIALS THAT MEET LOCAL STANDARDS.
17. EXISTING UTILITY SERVICE IS NOT TO BE INTERRUPTED BY ANY PHASE OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITY FACILITIES WILL BE REPLACED/REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
18. EXISTING STRUCTURES DESIGNATED TO REMAIN ARE NOT TO BE DAMAGED DURING CONSTRUCTION. ANY DAMAGED STRUCTURES ARE TO BE REPLACED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR.
19. ALL WATER METERS, WATER AND GAS VALVES, AND EXISTING MANHOLES IN PROPOSED PAVING SHALL BE RAISED/LOWERED TO MATCH PROPOSED GRADE.
20. CONTRACTOR(S) SHALL PROTECT EXISTING POWER AND UTILITY POLE FOOTINGS WHICH ARE DESIGNATED TO REMAIN.

GRADING AND EARTHWORK NOTES

1. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY PROTECTIVE TREE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
2. ALL EARTHWORK OPERATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA CONSTRUCTION STANDARDS, PART 1926, SUBPART P, EXCAVATIONS, TRENCHING, AND SHORING, AND SUBPART O, MOTOR VEHICLES, MECHANIZED EQUIPMENT, AND MARINE OPERATIONS, AND SHALL BE CONDUCTED IN A MANNER ACCEPTABLE TO ENGINEER.
3. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR DELETERIOUS MATERIALS, ROCKS, OR BROKEN PIECES OF CONCRETE LARGER THAN THREE INCHES IN SIZE, OR OF ANY OTHER FOREIGN OBJECTS THAT COULD IMPEDE THE COMPACTION RESULTS.
4. FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS AND COMPACTED IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
5. SEE GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS CONCERNING PROPER PLACEMENT AND COMPACTION OF STRUCTURAL FILL.
6. DISPOSAL OF TOPSOIL WILL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. ALL LANDSCAPE AREAS ARE TO RECIEVE MINIMUM 4" OF TOPSOIL.
7. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING SITE CONDITIONS BY SITE VISITATION, DETAILED REVIEW OF ALL CURRENT SITE PLANS, PREVIOUS INFORMATION OR SURROUNDING LAND USES AND ZONING CONDITIONS OR OTHER MATERIALS TO FULLY ASCERTAIN THE SCOPE OF THE WORK IMPLIED WITHIN THE PLANS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF HORIZONTAL AND VERTICAL BENCHMARKS THROUGHOUT THE DURATION OF THE PROJECT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AN "AS-BUILT" SURVEY OF ALL SITE IMPROVEMENTS INCLUDING WATER AND FIRE PROTECTION SYSTEMS; SAID "AS-BUILT" SURVEY SHALL BE PERFORMED BY AN EXPERIENCED GEORGIA REGISTERED LAND SURVEYOR AND SHALL ILLUSTRATE ALL FINAL GRADE ELEVATIONS, HORIZONTAL AND VERTICAL RELATIONSHIPS BETWEEN BUILT STRUCTURES, PIPING, DETENTION PONDS, FINISHED GRADIENTS OF PIPES AND MATERIAL TYPES. THE CONTRACTOR SHALL RENDER THE AS-BUILT DRAWINGS AT AN ACCEPTABLE MEASURED SCALE(S) AND SHALL DELIVER A REPRODUCIBLE COPY OF SAID "AS-BUILT" TO THE OWNER PRIOR TO APPLICATION OF FINAL PAYMENT.
10. A GEOTECHNICAL ENGINEER, EMPLOYED BY THE OWNER WILL MONITOR ALL EARTHWORK OPERATIONS AND PROVIDE TESTING AS TO THE STANDARDS AND QUALITY OF BEARING SURFACES AND THE MINIMUM QUALITY STANDARDS OF MATERIALS. THE GEOTECHNICAL ENGINEER SHALL MAKE THE SOLE INTERPRETATION OF ROCK AND UNSUITABLE SOILS AND SHALL MAKE RECOMMENDATIONS AS TO IT'S REMOVAL OR FINAL DISPOSITION. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO THE PROJECT SITE AND WITHIN THE LIMITS OF THE EASEMENTS SHOWN AND SHALL PROTECT ADJACENT PROPERTIES AND PROPERTY OWNERS FROM ENCRACHMENT BY SOIL EROSION.
11. THE SCOPE OF WORK IMPLIED WITHIN THIS PLAN INCLUDES ALL GRADING OPERATIONS FOR FINAL GRADE ELEVATIONS AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR ALL EARTH QUANTITIES, GRADING OPERATIONS, AND MISCELLANEOUS HAULING AND/OR DISPOSAL OPERATIONS TO RENDER THE SITE TO THE FINAL CONTOUR AND GRADE ELEVATIONS SHOWN ON THE PLAN. FILL REQUIRED SHALL BE FURNISHED, INSTALLED, AND COMPACTED AS PART OF CONTRACTOR'S BASE BID. IF "EXCESS" CUT IS GENERATED FROM EXCAVATION, SAID "EXCESS" SHALL BE DISTRIBUTED AND FINE GRADED AND GRASSED ON DESIGNATED OR APPROVED AREA OF THE OWNER'S PROPERTY OR HAULED OFF-SITE AT NO ADDITIONAL COST TO THE OWNER.
12. NO BURNING ALLOWED, ALL TREES MUST BE GROUND. MULCH MAY BE USED FOR TEMPORARY EROSION CONTROL AND SHOULD BE INSTALLED INSIDE ROWS OF SILT FENCE AND BETWEEN DOUBLE ROWS OF SILT FENCE.

FIRE DEPARTMENT NOTES

1. A GEORGIA CERTIFICATE OF COMPETENCY HOLDER FOR AUTOMATIC FIRE SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPLY PIPING, STARTING AT THE POINT WHERE THE PIPING IS SOLELY DEDICATED TO FIRE PROTECTION (HB 1491).
2. MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION; I.E., IN TIMES OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC. WITH A MINIMUM WIDTH OF 20 FEET. THIS ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTOR. (NFPA 1141 3-1 AND GCFO-15)
3. DISABLE ACCESSIBLE ROUTE SHALL START AT HANDICAPPED PARKING AND GO INTO THE PRIMARY ENTRANCE OF ALL NEW OR RENOVATED BUILDINGS OR TENANT SPACES. IT IS ALSO REQUIRED THAT THE PARKING SPACE AND ITS ADJACENT AISLE BE RELATIVELY LEVEL, THAT IS, HAVE LESS THAN A 1:50 SLOPE, LESS THAN 2.
4. OUTDOOR RAMPS & THEIR APPROACHES SHALL BE DESIGNED SO THE WATER WILL NOT ACCUMULATE ON WALKING SURFACES PER 120-3-20-.19(8). GEORGIA ACCESSIBILITY CODE.
5. (FIRE DEPARTMENT CONNECTIONS) IF INSTALLED UNDERGROUND SHALL HAVE A LISTED CHECK VALVE, AN AUTO-DRIP VALVE, A SIGN ON A PLATE OR FITTING READING, "AUTO-SPRINKLER OR AUTO-SPRINKLER/STANDPIPES", AND HOSE CONNECTIONS SHALL HAVE STANDARD THREADS AS SPECIFIED IN NFPA 1963.
6. (PLACEMENT OF FIRE HYDRANTS) SHALL BE A MINIMUM OF 3 FT. AND A MAXIMUM OF 15 FT. FROM THE BACK OF THE CURB OR ROAD EDGE WITH THE LARGE FIRE DEPARTMENT CONNECTION FACING THE NEAREST FIRE DEPARTMENT ACCESS POINT AND SET A MINIMUM OF 18" AND A MAXIMUM OF 36" ABOVE FINISHED GRADE TO THE CENTER OF THE LARGE FIRE DEPARTMENT CONNECTION. AUTHORITY HAVING JURISDICTION.
7. (FIRE HYDRANTS AND WATER MAINS) ARE TO BE INSTALLED, FLUSHED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED. BARROW COUNTY ORDINANCE FOR FIRE PROTECTION AND LIFE SAFETY, SECTION 46-38(A).
8. 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 503.2.3, 2003 EDITION.
9. EVERY (DEAD-END ACCESS ROAD) IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. INTERNATIONAL FIRE CODE, CHAPTER 5 SECTION 503.2.5, 2003 EDITION.
10. (TRANSFORMER PAD) SHALL COMPLY WITH THE REQUIREMENTS OF GEORGIA STATE MINIMUM FIRE SAFETY STANDARDS. MODIFICATION TO CHAPTER 7, SECTION 7.1.11, NFPA 101 LIFE SAFETY CODE, 2000 EDITION.
11. APPROVED FIR APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY OR ANY PORTION OF THE EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.1.1, 2003 EDITION.



1415 Nunnally Farm Rd. Phone: 404-610-2096
 Monroe, Georgia 30655 ggarrett_15@yahoo.com

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NOTES

**CREEKSIDE ESTATES
 RESIDENTIAL
 S/D**

42.226 ACRES

PARCEL ID: B 01 073

LAND LOT

G.M.D. 240

WHITEHEAD ROAD

WALTON COUNTY, GEORGIA

05-17-2024

SCALE: 1" = 100'

OWNER / APPLICANT
SAPPHIRE PROPERTIES, LP
 2891 MONROE HWY
 SUITE 103
 BOGART, GA 30622

24 HOUR - EMERGENCY CONTACT
 ROB SCOTT
 706-621-2050

REVISIONS

DATE	DESCRIPTION

JOB: WHITEHEAD ROAD

SHEET 2

**Oconee County
 Utility Department**

Board of Commissioners
 John Daniel, Chairman
 Mark Thomas, Post 1
 Chuck Horton, Post 2
 Amery Harden, Post 3
 Mark Sutton, Post 4

May 22, 2024

Adam Kirk, P.L.A.
 Silver Pines Land Design

Re: Whitehead Road - Parcel # B 01 073

Portable water is available for domestic and irrigation purposes for the above referenced location. We note that an estimate of fire flow is not requested or provided. Our development files may contain nearby tests, if needed.

Wastewater treatment / sewer collection and transmission capacity is not available for this project.

Availability

- The availability of water and sewer does not guarantee connection.
- Connection to the wastewater system will require the developer to install a wastewater collection system extension to be approved by Oconee County.
- Undersoon drought conditions or wastewater treatment capacity limitations may affect or delay the issuance of permits or connections to the water and sewer systems.
- Availability is also subject to obtaining a satisfactory technical review of the applicable water and/or sewer extension application package during the construction plan review.

This availability letter expires 1 year from the date of issuance.

Costs and Fees

All costs associated with this project for connecting to the existing water distribution system or sewer collection system is the responsibility of the Developer / Owner. Costs may include the following:

- Additional fire hydrants as requested by Fire Department
- Relocation of buried infrastructure to avoid road widening (ingress / egress lanes)
- Offsite gravity sewer extensions
- Private screening facilities to prevent future sewer blockage
- Upgrades of transmission facilities such as pumping stations
- Contributions to operation and maintenance costs such as odor control facilities

7635 Macon Highway • WATKINSVILLE, GEORGIA 30677
 PHONE: 706.769.3960 • FAX: 706.769.3997
www.oconeeutility.com
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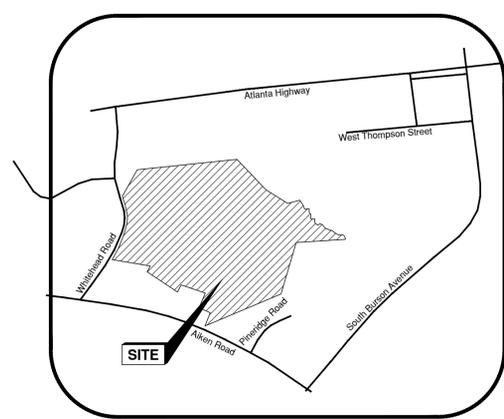
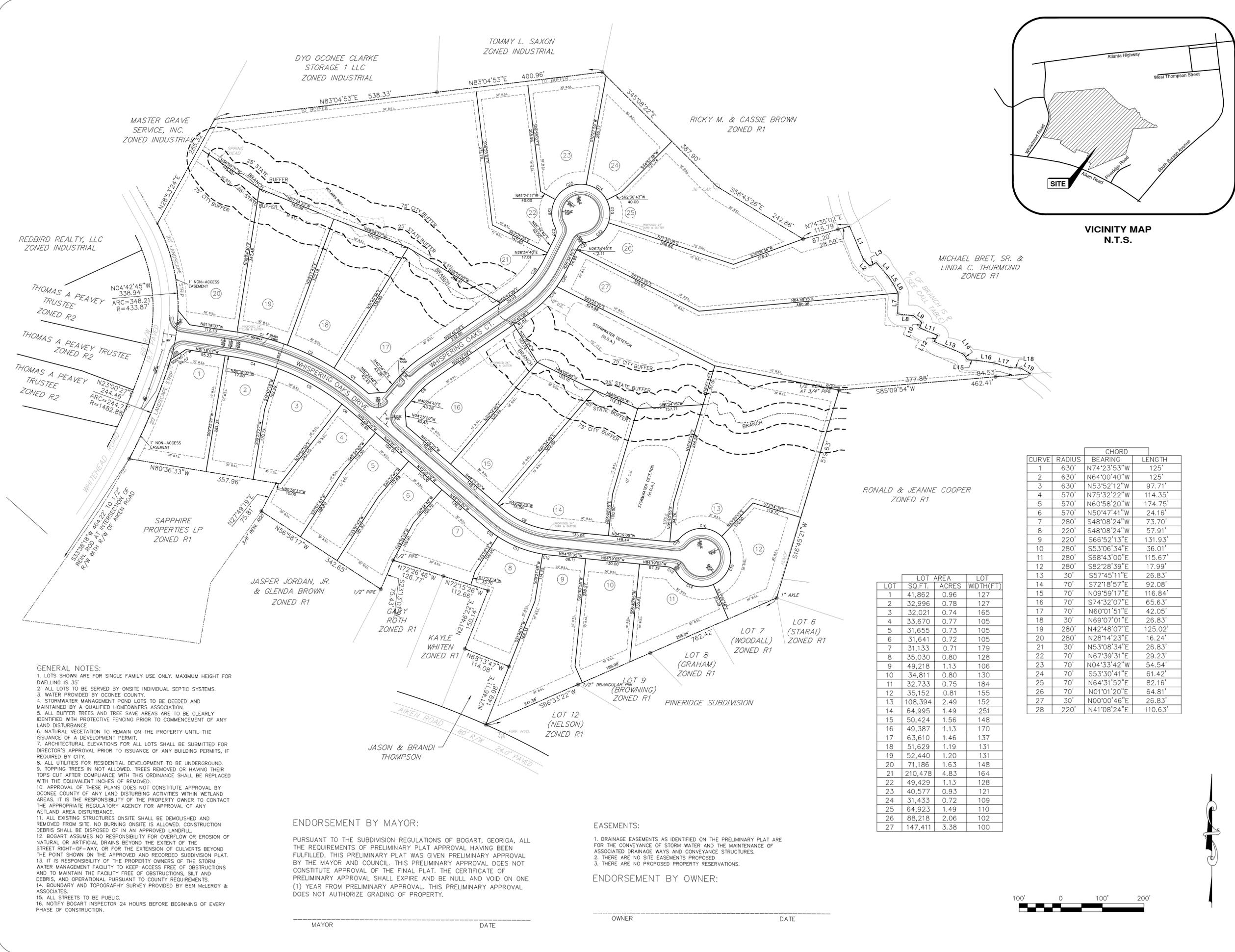
- Other improvements as identified in the current Water and Sewer Improvement Plan. Payment of fees associated with a new connection must be received in compliance with the Water and Wastewater Systems Ordinance, as revised.

Please give us a call if further discussion or clarification is needed.

Sincerely,

Adam Layfield, P.E.
 Director
 Oconee County Water Resources





VICINITY MAP
N.T.S.



1415 Nunnally Farm Rd.
Monroe, Georgia 30655
Phone: 404-610-2096
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PRELIMINARY PLAT
WHISPERING OAKS RESIDENTIAL S/D
42.226 ACRES
PARCEL ID: B 01 073
LAND LOT
G.M.D. 240
WHITEHEAD ROAD
BOGART, GA

05-17-2024
SCALE: 1" = 100'

OWNER / APPLICANT
SAPPHIRE PROPERTIES, LP
2891 MONROE HWY
SUITE 103
BOGART, GA 30622

24 HOUR - EMERGENCY CONTACT
ROB SCOTT
706-621-2050

REVISIONS		
DATE	DESCRIPTION	
8/12/24	ADDRESSED PRELIM PLAT COMMENTS	1
11/27/24	ADDRESSED PRELIM PLAT COMMENTS	2

JOB: WHITEHEAD ROAD
SHEET 3

CURVE	RADIUS	CHORD	
		BEARING	LENGTH
1	630'	N74°23'53"W	125'
2	630'	N64°00'40"W	125'
3	630'	N53°52'12"W	97.71'
4	570'	N75°32'22"W	114.35'
5	570'	N60°58'20"W	174.75'
6	570'	N50°47'41"W	24.16'
7	280'	S48°08'24"W	73.70'
8	220'	S48°08'24"W	57.91'
9	220'	S66°52'13"E	131.93'
10	280'	S53°06'34"E	36.01'
11	280'	S68°43'00"E	115.67'
12	280'	S82°28'39"E	17.99'
13	30'	S57°45'11"E	26.83'
14	70'	S72°18'57"E	92.08'
15	70'	N09°59'17"E	116.84'
16	70'	S74°32'07"E	65.63'
17	70'	N60°01'51"E	42.05'
18	30'	N69°07'01"E	26.83'
19	280'	N42°48'07"E	125.02'
20	280'	N28°14'23"E	16.24'
21	30'	N53°08'34"E	26.83'
22	70'	N67°39'31"E	29.23'
23	70'	N04°33'42"W	54.54'
24	70'	S53°30'41"E	61.42'
25	70'	N64°31'52"E	82.16'
26	70'	N01°01'20"E	64.81'
27	30'	N00°00'46"E	26.83'
28	220'	N41°08'24"E	110.63'

LOT	AREA		LOT WIDTH(FT)
	SQ.FT.	ACRES	
1	41,862	0.96	127
2	32,996	0.78	127
3	32,021	0.74	165
4	33,670	0.77	105
5	31,655	0.73	105
6	31,641	0.72	105
7	31,133	0.71	179
8	35,030	0.80	128
9	49,218	1.13	106
10	34,811	0.80	130
11	32,733	0.75	184
12	35,152	0.81	155
13	108,394	2.49	152
14	64,995	1.49	251
15	50,424	1.56	148
16	49,387	1.13	170
17	63,610	1.46	137
18	51,629	1.19	131
19	52,440	1.20	131
20	71,186	1.63	148
21	210,478	4.83	164
22	49,429	1.13	128
23	40,577	0.93	121
24	31,433	0.72	109
25	64,923	1.49	110
26	88,218	2.06	102
27	147,411	3.38	100

- GENERAL NOTES:
1. LOTS SHOWN ARE FOR SINGLE FAMILY USE ONLY. MAXIMUM HEIGHT FOR DWELLING IS 35'
 2. ALL LOTS TO BE SERVED BY ONSITE INDIVIDUAL SEPTIC SYSTEMS.
 3. WATER PROVIDED BY OCOOEE COUNTY.
 4. STORMWATER MANAGEMENT POND LOTS TO BE DEEDED AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION.
 5. ALL BUFFER TREES AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
 6. NATURAL VEGETATION TO REMAIN ON THE PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT.
 7. ARCHITECTURAL ELEVATIONS FOR ALL LOTS SHALL BE SUBMITTED FOR DIRECTOR'S APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, IF REQUIRED BY CITY.
 8. ALL UTILITIES FOR RESIDENTIAL DEVELOPMENT TO BE UNDERGROUND.
 9. TOPPING TREES IN NOT ALLOWED. TREES REMOVED OR HAVING THEIR TOPS CUT AFTER COMPLIANCE WITH THIS ORDINANCE SHALL BE REPLACED WITH THE EQUIVALENT INCHES OF REMOVED.
 10. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY OCOOEE COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
 11. ALL EXISTING STRUCTURES ONSITE SHALL BE DEMOLISHED AND REMOVED FROM SITE. NO BURNING ONSITE IS ALLOWED. CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN AN APPROVED LANDFILL.
 12. BOGART 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 AND RECORDED SUBDIVISION PLAT.
 13. IT IS RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORM WATER MANAGEMENT FACILITY TO KEEP ACCESS FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTIONS, SILT AND DEBRIS, AND OPERATIONAL PURSUANT TO COUNTY REQUIREMENTS.
 14. BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY BEN McLEROY & ASSOCIATES.
 15. ALL STREETS TO BE PUBLIC.
 16. NOTIFY BOGART INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION.

ENDORSEMENT BY MAYOR:
PURSUANT TO THE SUBDIVISION REGULATIONS OF BOGART, GEORGIA, ALL THE REQUIREMENTS OF PRELIMINARY PLAT APPROVAL HAVING BEEN FULFILLED, THIS PRELIMINARY PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE MAYOR AND COUNCIL. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE FINAL PLAT. THE CERTIFICATE OF PRELIMINARY APPROVAL SHALL EXPIRE AND BE NULL AND VOID ON ONE (1) YEAR FROM PRELIMINARY APPROVAL. THIS PRELIMINARY APPROVAL DOES NOT AUTHORIZE GRADING OF PROPERTY.

MAYOR

DATE

EASEMENTS:
1. DRAINAGE EASEMENTS AS IDENTIFIED ON THE PRELIMINARY PLAT ARE FOR THE CONVEYANCE OF STORM WATER AND THE MAINTENANCE OF ASSOCIATED DRAINAGE WAYS AND CONVEYANCE STRUCTURES.
2. THERE ARE NO SITE EASEMENTS PROPOSED
3. THERE ARE NO PROPOSED PROPERTY RESERVATIONS.

ENDORSEMENT BY OWNER:

OWNER

DATE





NOTE:
 WATER AND STORMWATER ARE THE ONLY PROPOSED UTILITIES.
 ALL OTHER PUBLIC UTILITIES ARE TO BE SHOWN PRIOR TO FINAL
 PLAT (AS BUILTS)

UTILITY NOTES:

1. ALL UTILITY PIPING TO BE IN ACCORDANCE WITH OCONEE COUNTY UTILITY DEPARTMENT REQUIREMENTS. THIS SITE PLAN INDICATES POTABLE WATER SERVICE LINES. THESE LINES SHALL BE INSTALLED AND INSPECTED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAW GEORGIA STATE LAWS.
2. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY. CALL THE UTILITIES PROTECTION CENTER AT 811 BETWEEN 7:00 A.M. AND 7:00 P.M. MONDAY THRU FRIDAY.
3. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO EXCAVATION OR DEMOLITION. ADDITIONAL UTILITIES MAY NOT BE SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR LOCATIONS SHOWN. FIBER OPTICS LINES MAY EXIST ON SITE CONSULT OWNER FOR LOCATIONS PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
4. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, HAVE REPLACED OR REPAIRED THE UTILITIES TO THEIR ORIGINAL OR BETTER CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONTACTING ALL AFFECTED UTILITIES PRIOR TO CONSTRUCTION.
5. MINIMUM COVER FOR ALL WATER LINES SHALL BE 48 INCHES.
6. A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE MAINTAINED BETWEEN WATER LINES AND SANITARY SEWERS. AN 18" MINIMUM VERTICAL SEPARATION SHALL BE MAINTAINED AT CROSSINGS. WHEN CROSSING A WATERLINE OR SEWER LINE, PIPE JOINTS SHALL BE PLACED AS FAR AWAY AS POSSIBLE FROM THE OTHER PIPE.
7. FOR ANY WORK WITHIN THE COUNTY OR CITY RIGHT-OF-WAY OR EASEMENT SHOWN ON THE PLANS, AN OCONEE COUNTY UTILITY DEPARTMENT CONSTRUCTION PERMIT IS TO BE ACQUIRED BY AN APPROVED CONTRACTOR PRIOR TO INSTALLATION. MANDATORY PRECONSTRUCTION CONFERENCE WITH INSPECTOR, BY APPOINTMENT ONLY, IS REQUIRED 24 HOURS PRIOR TO ANY UTILITY CONSTRUCTION. ANY UTILITY DESIGN CHANGES MUST BE APPROVED BY OCONEE COUNTY UTILITY DEPARTMENT PRIOR TO INSTALLATION.
8. FIRE HYDRANTS AND MAINS ARE TO BE INSTALLED, FLUSHED, AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
9. HYDRANTS ARE TO BE INSTALLED SO THAT THE LARGE FIRE DEPT. CONNECTION FACES THE STREET. THAT SAME CONNECTION IS TO BE NO LESS THAN 18" OR MORE THAN 36" ABOVE FINISHED GRADE. HYDRANTS LOCATED IN PARKING AREAS SHALL BE PROTECTED BY BARRIERS THAT WILL PREVENT PHYSICAL DAMAGE BY VEHICLES. (NFPA 1141 3-6.5, 3-6.6 AND GCF0-37.)
10. ALL WORK TO BE DONE IN ACCORDANCE WITH OCONEE COUNTY UTILITY DEPARTMENT WATER MAIN STANDARDS, CURRENT EDITION. ACTUAL FIELD CONDITIONS COULD DICTATE MORE STRINGENT REQUIREMENTS, IF DEEMED NECESSARY BY DESIGN PROFESSIONAL.
11. CURB SHALL BE IN PLACE PRIOR TO INSTALLATION OF WATER MAIN.
12. NOTE TO CONTRACTOR: VALVES AND FITTINGS MAY NOT BE DRAWN TO SCALE. VALVES ARE NOT TO BE INSTALLED UNDERNEATH ROAD PAVING. CONSTRUCTION OF WATER AND SEWER LINES MAY REQUIRE INSTALLATION OF MORE FITTINGS THAN ARE SHOWN ON THE PLANS.
14. ALL NEW UTILITY LINES ARE TO BE LOCATED UNDERGROUND.

**OCONEE COUNTY UTILITY DEPARTMENT
 DESIGN FLOWS:**

1. AVERAGE DAILY RESIDENTIAL FLOW RATES, SINGLE-FAMILY & MULTI-FAMILY; IN THE ABSENCE OF DATA TO THE CONTRARY, THE FOLLOWING SHALL BE USED:
 260 GPD / CONNECTION
- 28 PROPOSED RESIDENTIAL LOTS:
 260 GPD x 28 LOTS = 7,280 GPD



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**PUBLIC UTILITIES
 WATER PLAN**

**WHISPERING OAKS
 RESIDENTIAL
 S/D**

42.226 ACRES
 PARCEL ID: B 01 073
 LAND LOTS
 G.M.D. 240
 WHITEHEAD ROAD
 BOGART, GA

05-17-2024
 SCALE: 1" = 100'

OWNER / APPLICANT
 SAPPHIRE PROPERTIES, LP
 2891 MONROE HWY
 SUITE 103
 BOGART, GA 30622

24 HOUR - EMERGENCY CONTACT
 ROB SCOTT
 706-621-2050

REVISIONS		
DATE	DESCRIPTION	
8/12/24	ADDRESSED PRELIM PLAT COMMENTS	1
11/27/24	ADDRESSED PRELIM PLAT COMMENTS	2

JOB: WHITEHEAD ROAD
 SHEET 4



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**HEALTH DEPT
 PLAN**
**WHISPERING OAKS
 RESIDENTIAL
 S/D**

42.226 ACRES
 PARCEL ID: B 01 073
 LAND LOTS
 G.M.D. 240
 WHITEHEAD ROAD
 BOGART, GA

05-17-2024
 SCALE: 1" = 100'

OWNER / APPLICANT
 SAPPHIRE PROPERTIES, LP
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 BOGART, GA 30622

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 ROB SCOTT
 706-621-2050

REVISIONS

DATE	DESCRIPTION
8/12/24	ADDRESSED PRELIM PLAT COMMENTS

JOB: WHITEHEAD ROAD
SHEET 5



□ USABLE SOILS AREA
 --- USABLE SOILS AREA
 ALCOVY 2-15% SOILS SERIES LABEL

LOT	LOT AREA		USABLE SOILS
	SQ.FT.	ACRES	SQ.FT.
1	41,862	0.96	27,080
2	32,996	0.78	27,444
3	32,021	0.74	28,339
4	33,670	0.77	29,497
5	31,655	0.73	27,690
6	31,641	0.72	27,706
7	31,133	0.71	27,678
8	35,030	0.80	30,924
9	49,218	1.13	30,394
10	34,811	0.80	29,039
11	32,733	0.75	28,946
12	35,152	0.81	26,232
13	108,394	2.49	26,732
14	64,995	1.49	27,083
15	50,424	1.56	27,556
16	49,387	1.13	26,557
17	63,610	1.46	27,389
18	51,629	1.19	34,179
19	52,440	1.20	31,884
20	71,186	1.63	26,458
21	210,478	4.83	28,618
22	49,429	1.13	27,523
23	40,577	0.93	29,155
24	31,433	0.72	27,339
25	64,933	1.49	26,739
26	88,218	2.03	47,468
27	147,411	3.38	46,141





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GRADING PLAN

WHISPERING OAKS RESIDENTIAL S/D

42.226 ACRES
PARCEL ID: B 01 073
LAND LOTS
G.M.D. 240
WHITEHEAD ROAD
BOGART, GA

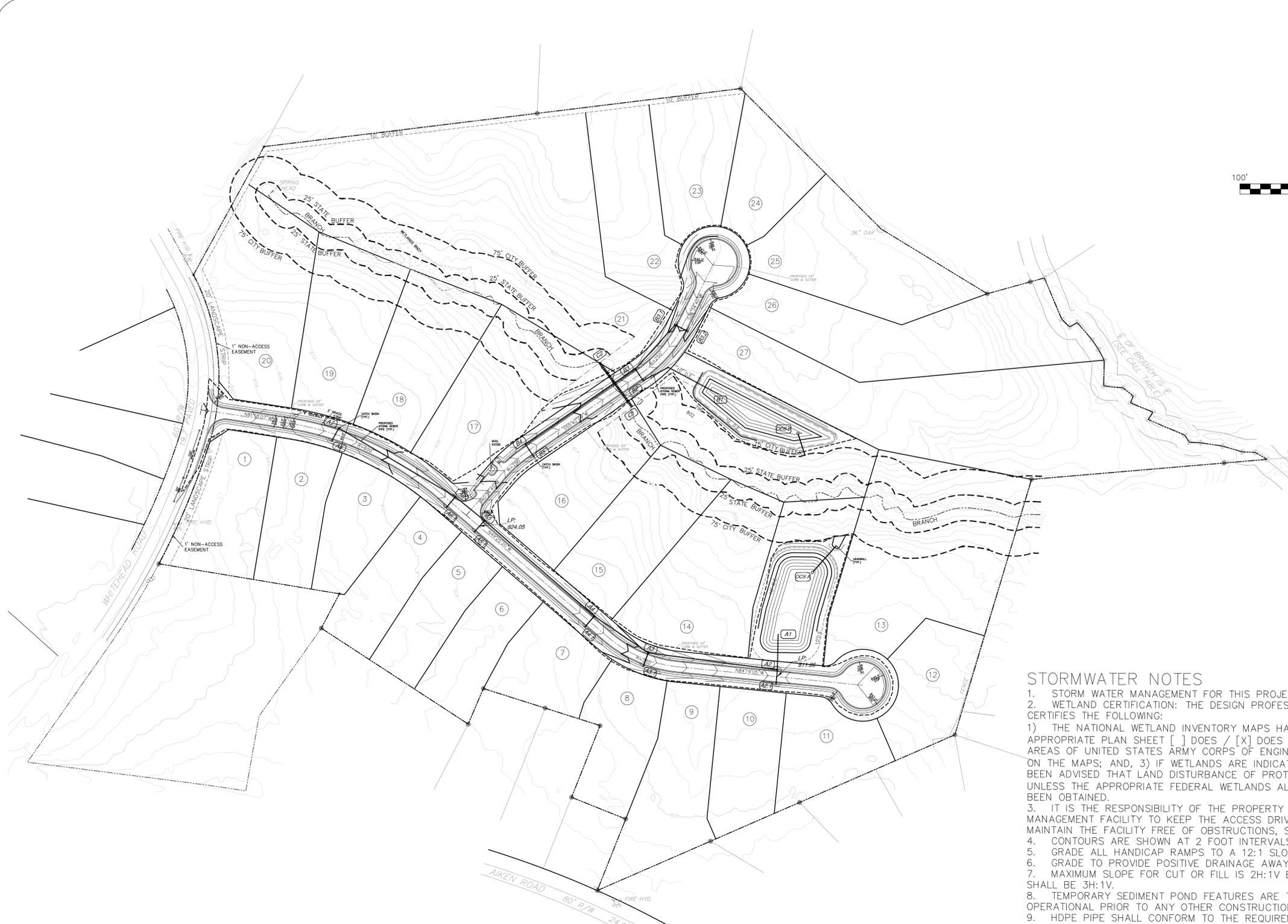
05-17-2024
SCALE: 1" = 100'

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706-621-2050

REVISIONS		
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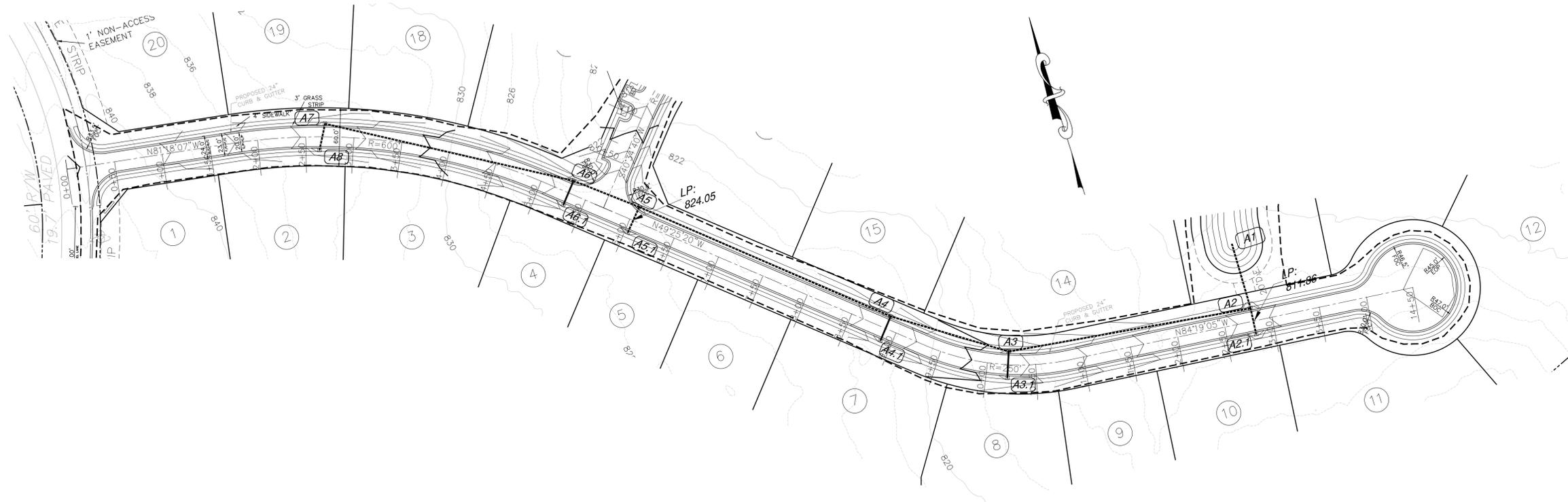
JOB: WHITEHEAD ROAD
SHEET 6



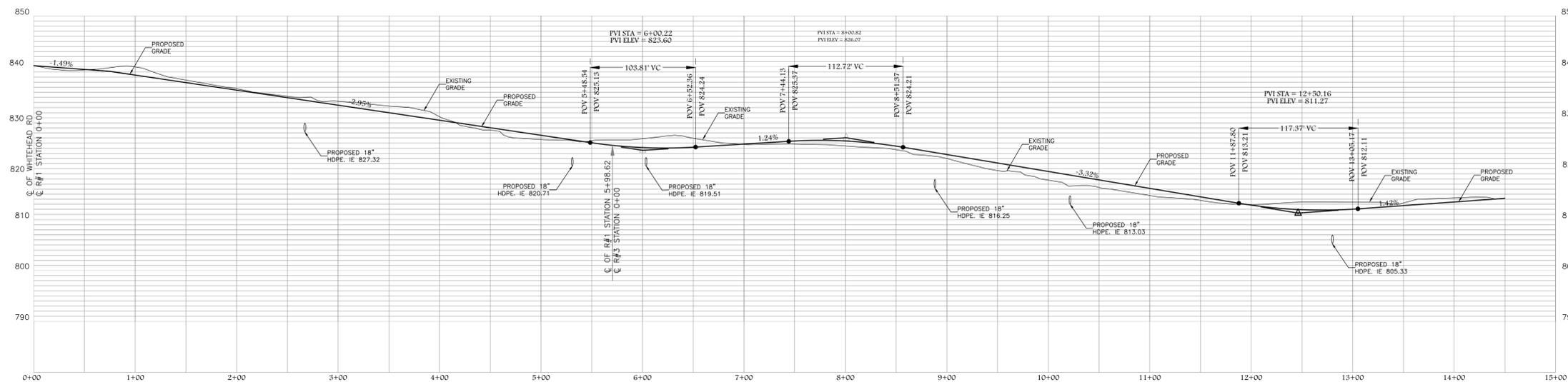
STORMWATER NOTES

1. STORM WATER MANAGEMENT FOR THIS PROJECT WILL BE PROVIDED ON SITE.
2. WETLAND CERTIFICATION: THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:
 - 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET [] DOES / [X] DOES NOT (CIRCLE APPROPRIATE BOX) INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.
 3. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORM WATER MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTIONS, SILT AND DEBRIS, AND OPERATIONAL.
 4. CONTOURS ARE SHOWN AT 2 FOOT INTERVALS.
 5. GRADE ALL HANDICAP RAMPS TO A 12:1 SLOPE TO TOP OF CURB.
 6. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS INTO STORM INLETS.
 7. MAXIMUM SLOPE FOR CUT OR FILL IS 2H:1V EXCEPT EARTHEN DAM EMBANKMENTS SHALL BE 3H:1V.
 8. TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
 9. HDPE PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-294 AND AASHTO MP7, TYPE S & D. CONNECTIONS SHALL USE A RUBBER GASKET, WHICH CONFORMS TO ASTM F-477. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE D-2321, AASHTO SECTION 30, OR WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.
 10. ALL RCP PIPE JOINTS SHALL BE BELL & SPIGOT TYPES WITH A RUBBER GASKET CONFORMING TO ASTM C-443. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AASHTO M-170 AND/OR ASTM C-76. CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH 1030-D, GEORGIA DOT SPECIFICATION, TABLE NO. 1. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.
 11. DEVELOPER TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED. (THIS RESPONSIBILITY OF ASSIGNED BY CONTRACT TO THE CONTRACTOR).
 12. CITY OF BOGART 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 AND RECORDED PLAN. CITY OF BOGART DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.
 13. ACCESS EASEMENT TO BE CLEARED AND GRUBBED.

LineNo.	LineID	FlowRate (cfs)	Line Size (Rse x Span) (in)	LineType	Invert Elev. Down (ft)	Invert Elev. Up (ft)	LineSlope (%)	HGLDown (ft)	HGLUp (ft)	MinorLoss (ft)	HGLJunct (ft)	Dn StrLine No.
1	A1-A2	6.93	30	Cr	803.7	804.7	1.45	804.34	805.58	n/a	805.58	Outfall
2	A2-A3	6.27	30	Cr	804.9	812.6	3.02	805.87	813.44	n/a	813.44	1
3	A3-A4	5.3	24	Cr	812.8	815.5	2.11	813.69	816.32	n/a	816.32	2
4	A4-A5	4.1	24	Cr	815.7	819	1.16	816.59	819.72	n/a	819.72	3
5	A5-A6	2.51	18	Cr	819.2	820.3	1.51	819.94	820.91	n/a	820.91	4
6	A6-A7	1.24	18	Cr	820.5	826.9	2.42	821.12	827.33	n/a	827.33	5
7	A7-A8	0.48	18	Cr	827.1	827.53	1.56	827.47	827.8	n/a	827.80	6
8	A2-A2.1	0.73	18	Cr	804.9	805.75	3.14	805.89	806.08	n/a	806.08	1
9	A3-A3.1	1.05	18	Cr	812.8	813.26	1.71	813.73	813.68	0.1	813.79	2
10	A4-A4.1	1.05	18	Cr	815.7	816.8	4.08	816.61	817.19	n/a	817.19	3
11	A5-A5.1	1.47	18	Cr	819.2	819.82	2.26	819.96	820.28	n/a	820.28	4
12	A6-A6.1	0.59	18	Cr	820.5	820.91	1.51	821.12	821.2	n/a	821.20	5
13	B1-B2	3.55	24	Cr	795.5	799	4.05	795.88	799.67	n/a	799.67	Outfall
14	B2-B3	2.78	18	Cr	799.2	799.6	1.48	799.86	800.24	n/a	800.24	13
15	B3-B4	1.4	18	Cr	799.8	809.1	3.57	800.46	809.55	n/a	809.55	14
16	B4-B5	0.7	18	Cr	809.3	809.71	1.52	809.7	810.03	n/a	810.03	15
17	B3-B3.1	1.51	18	Cr	799.8	804.4	3.96	800.46	804.87	n/a	804.87	14
18	B3.1-B3.2	1.07	18	Cr	804.6	805.02	1.56	805.02	805.42	n/a	805.42	17



ROAD #1



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**ROADWAY
 PLAN & PROFILE**
**WHISPERING OAKS
 RESIDENTIAL
 S/D**

42.226 ACRES
 PARCEL ID: B 01 073
 LAND LOTS
 G.M.D. 240
 WHITEHEAD ROAD
 BOGART, GA

05-17-2024
 SCALE: 1" = 60'

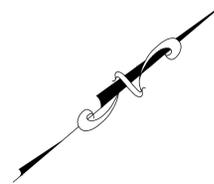
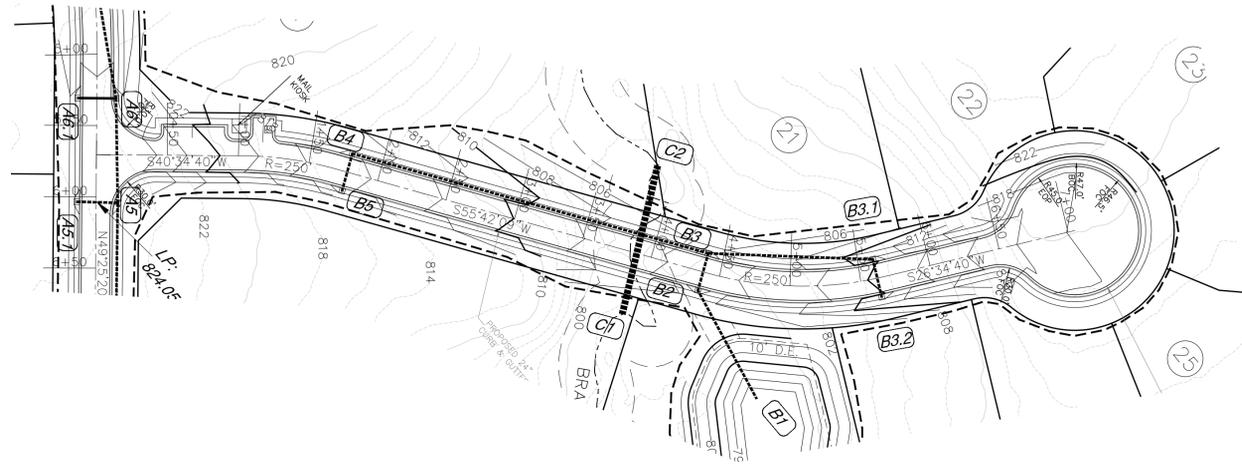
OWNER / APPLICANT
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24 HOUR - EMERGENCY CONTACT
 ROB SCOTT
 706-621-2050

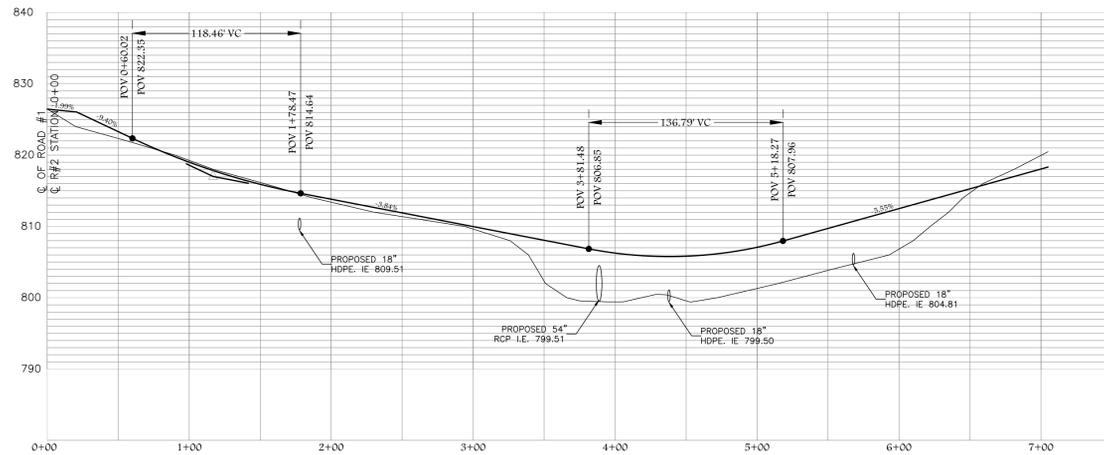
REVISIONS

DATE	DESCRIPTION

JOB: WHITEHEAD ROAD
SHEET 7



ROAD #2



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 ggarrett_15@yahoo.com
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ROADWAY PLAN & PROFILE WHISPERING OAKS RESIDENTIAL S/D

42.226 ACRES
 PARCEL ID: B 01 073
 LAND LOTS
 G.M.D. 240
 WHITEHEAD ROAD
 WALTON COUNTY, GEORGIA

05-17-2024
 SCALE: 1" = 100'

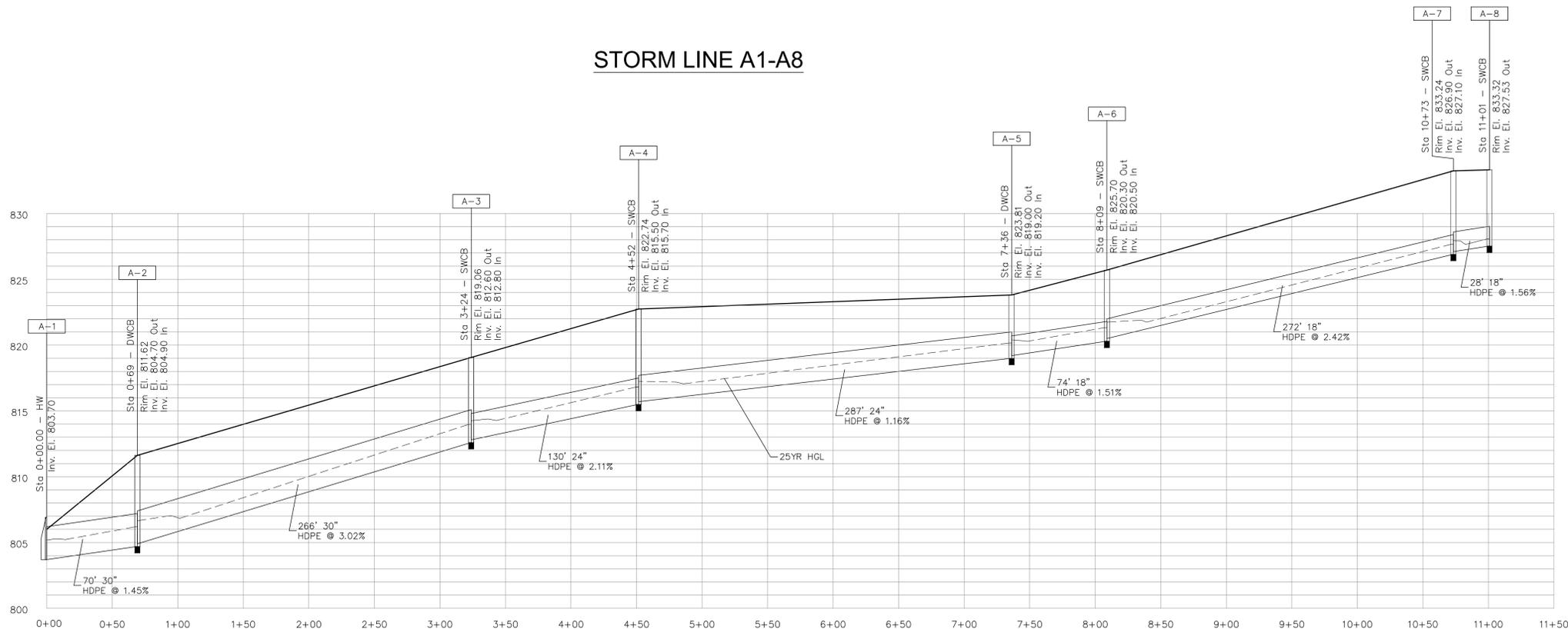
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 ROB SCOTT
 706-621-2050

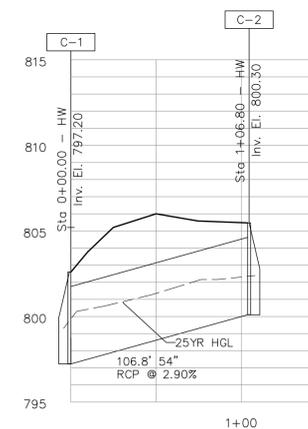
REVISIONS	
DATE	DESCRIPTION

JOB: WHITEHEAD ROAD
 SHEET 8

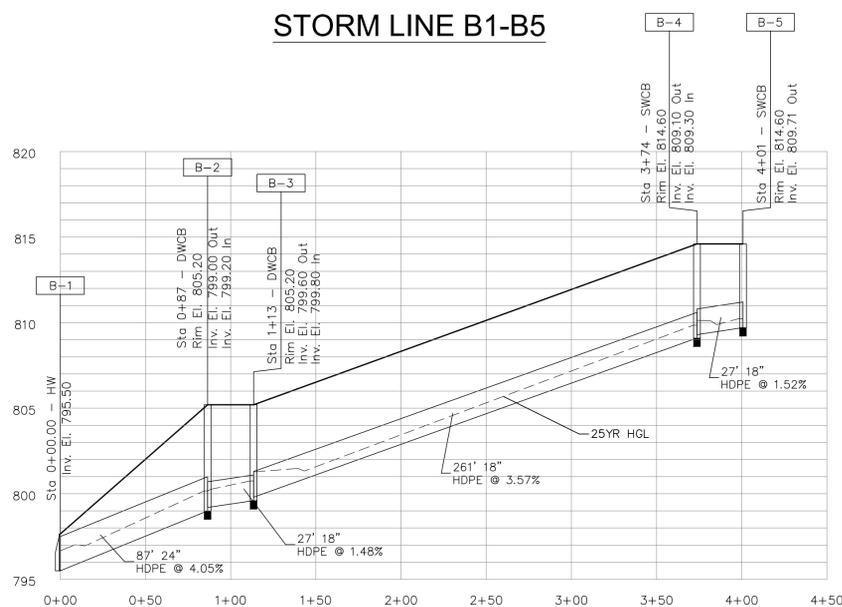
STORM LINE A1-A8



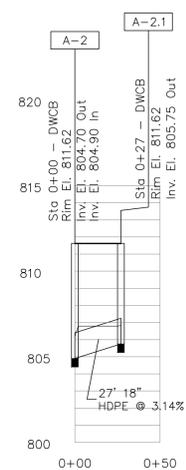
STORM LINE C1 - C2



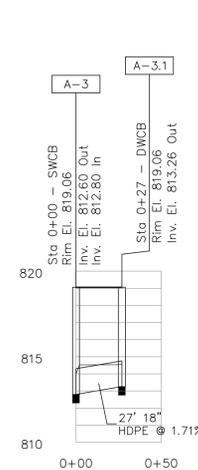
STORM LINE B1-B5



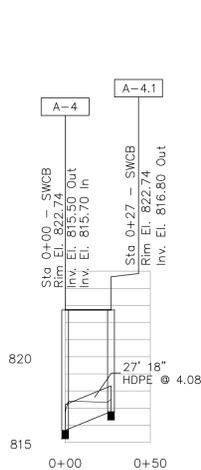
STORM LINE A2-A2.1



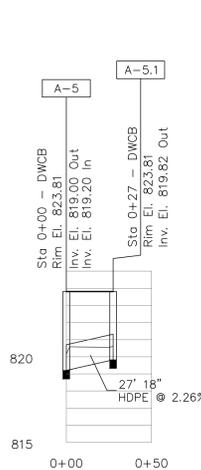
STORM LINE A3-A3.1



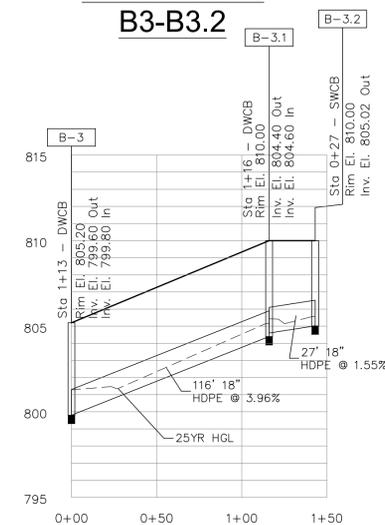
STORM LINE A4-A4.1



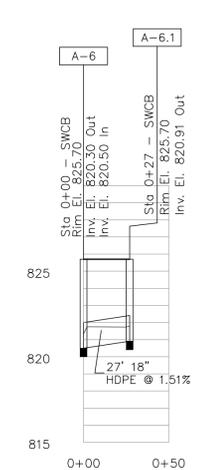
STORM LINE A5-A5.1



STORM LINE B3-B3.2



STORM LINE A6-A6.1



1415 Nunnally Farm Rd.
 Monroe, Georgia 30655
 Phone: 404-610-2096
 ggarrett_15@yahoo.com
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STORM PIPE PROFILES
WHISPERING OAKS RESIDENTIAL S/D

42.226 ACRES
 PARCEL ID: B 01 073
 LAND LOTS
 G.M.D. 240
 WHITEHEAD ROAD
 WALTON COUNTY, GEORGIA

05-17-2024

SCALE: 1" = 100'

OWNER / APPLICANT
SAPPHIRE PROPERTIES, LP
 2891 MONROE HWY
 SUITE 103
 BOGART, GA 30622

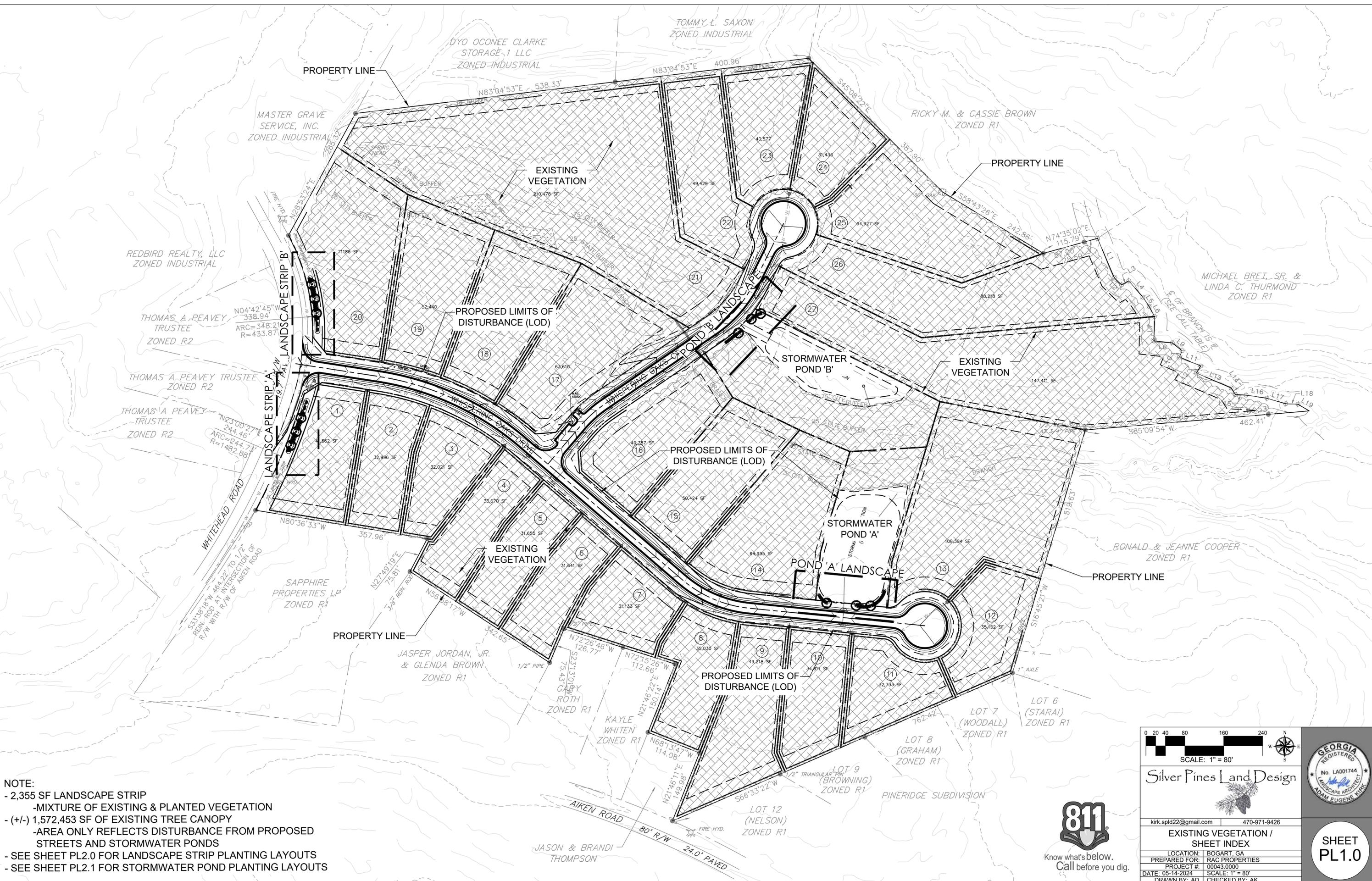
24 HOUR - EMERGENCY CONTACT
 ROB SCOTT
 706-621-2050

REVISIONS

DATE	DESCRIPTION
8/12/24	ADDRESSED PRELIM PLAT COMMENTS

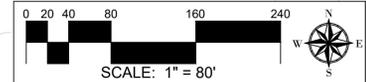
JOB: WHITEHEAD ROAD

SHEET 9



NOTE:

- 2,355 SF LANDSCAPE STRIP
- MIXTURE OF EXISTING & PLANTED VEGETATION
- (+/-) 1,572,453 SF OF EXISTING TREE CANOPY
- AREA ONLY REFLECTS DISTURBANCE FROM PROPOSED STREETS AND STORMWATER PONDS
- SEE SHEET PL2.0 FOR LANDSCAPE STRIP PLANTING LAYOUTS
- SEE SHEET PL2.1 FOR STORMWATER POND PLANTING LAYOUTS



Silver Pines Land Design	
kirk.spd22@gmail.com 470-971-9426	
EXISTING VEGETATION / SHEET INDEX	
LOCATION:	BOGART, GA
PREPARED FOR:	RAC PROPERTIES
PROJECT #:	00043.0000
DATE:	05-14-2024
DRAWN BY:	AD
CHECKED BY:	AK

GEORGIA REGISTERED

No. LA001744

LANDSCAPE ARCHITECT

ADAM EUGENE KIRK

811

Know what's below.
Call before you dig.

SHEET
PL1.0

20' LANDSCAPE STRIP

3-BLACKGUM
30' O.C./AS SHOWN
32-LOROPETALUM
4' O.C./AS SHOWN

WHITEHEAD ROAD

LANDSCAPE BED (MULCH)

7-ADAGIO MAIDEN GRASS
3' O.C./AS SHOWN
5-ANGEL'S BLUSH ABELIA
3' O.C./AS SHOWN

EXISTING VEGETATION

LANDSCAPE STRIP 'A'

WHITEHEAD ROAD

6-BLACKGUM
30' O.C./AS SHOWN
64-LOROPETALUM
4' O.C./AS SHOWN

LANDSCAPE BED (MULCH)

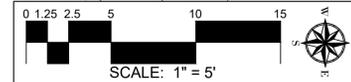
5-ANGEL'S BLUSH ABELIA
3' O.C./AS SHOWN
7-ADAGIO MAIDEN GRASS
3' O.C./AS SHOWN

20' LANDSCAPE STRIP

EXISTING VEGETATION

LANDSCAPE STRIP 'B'

NOTE: LANDSCAPE STRIP PLANTINGS TO BE THE SAME ON BOTH SIDES OF THE MAIN DEVELOPMENT ENTRY ROAD.



Silver Pines Land Design

kirk.spld22@gmail.com 470-971-9426

LANDSCAPE STRIP PLANTING DESIGN

LOCATION: BOGART, GA

PREPARED FOR: RAC PROPERTIES

PROJECT #: 00043.0000

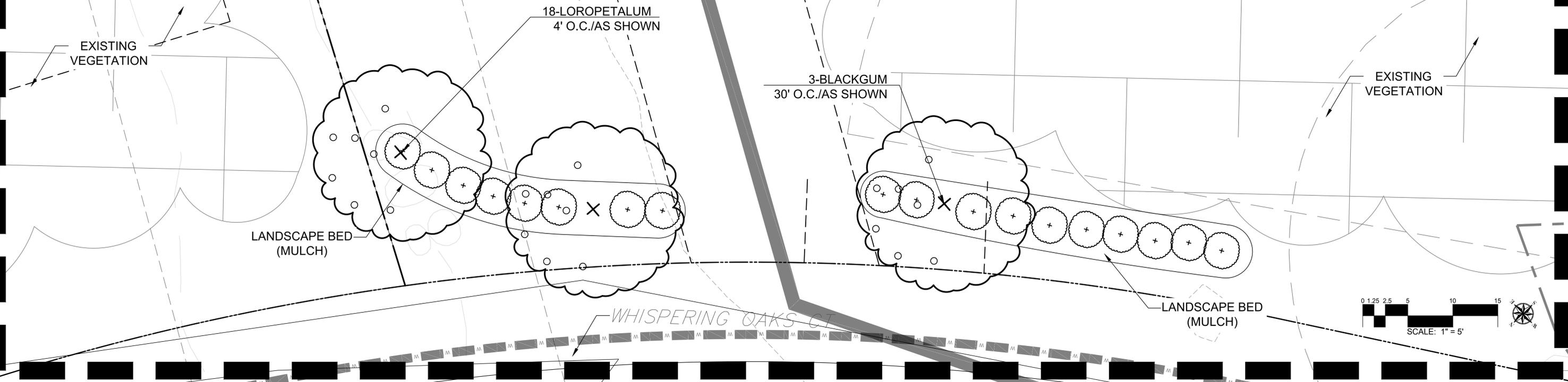
DATE: 06-14-2024 SCALE: 1" = 5'

DRAWN BY: AD CHECKED BY: AK

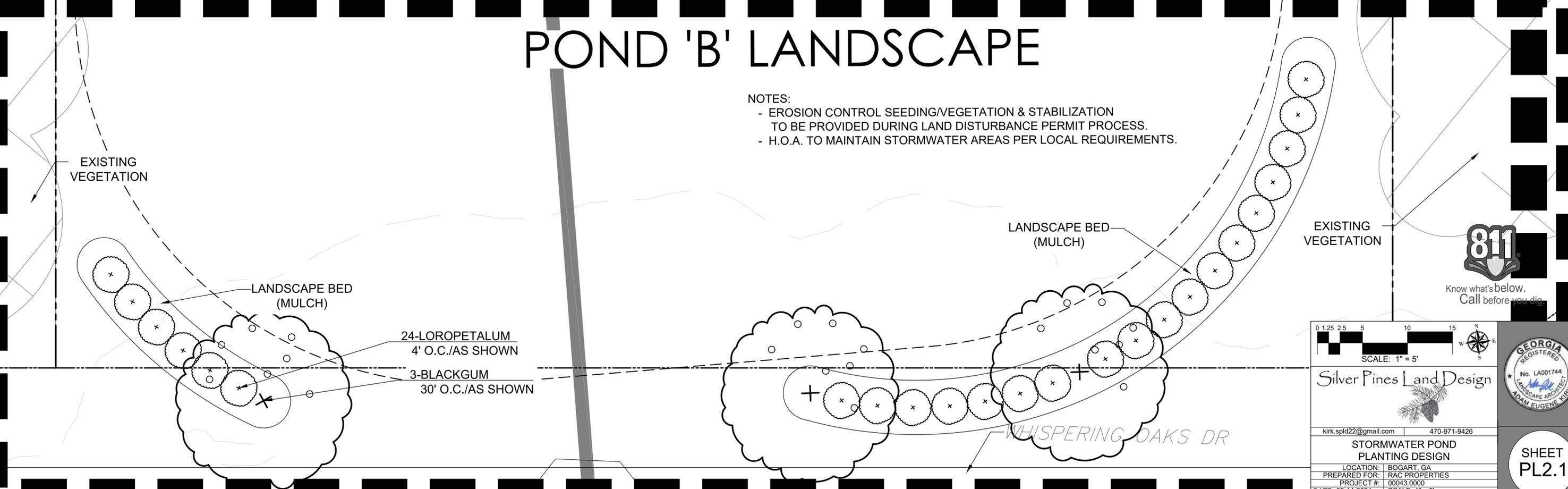


SHEET PL2.0

POND 'A' LANDSCAPE



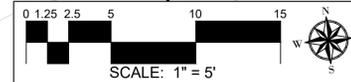
POND 'B' LANDSCAPE



- NOTES:
- EROSION CONTROL SEEDING/VEGETATION & STABILIZATION TO BE PROVIDED DURING LAND DISTURBANCE PERMIT PROCESS.
 - H.O.A. TO MAINTAIN STORMWATER AREAS PER LOCAL REQUIREMENTS.



Know what's below.
Call before you dig.



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STORMWATER POND
PLANTING DESIGN

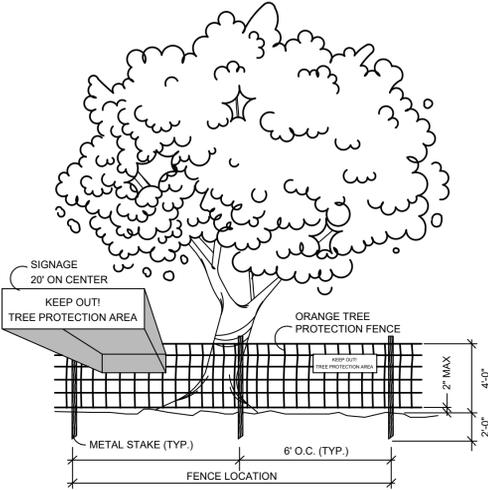
LOCATION:	BOGART, GA
PREPARED FOR:	RAC PROPERTIES
PROJECT #:	00043.0000
DATE:	05-14-2024
DRAWN BY:	AD
CHECKED BY:	AK



SHEET
PL2.1

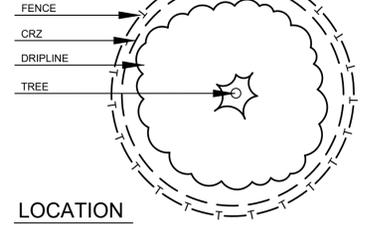
ELEVATION VIEW

ALL TREE PROTECTION FENCE MUST HAVE "TREE SAVE AREA, KEEP OUT" SIGNAGE, ATTACHED TO THE FENCE SPACED EVERY 20'.

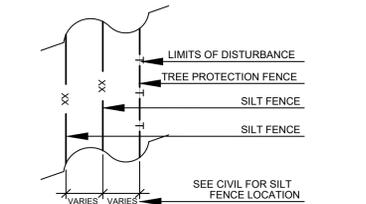


GENERAL NOTES:
 1. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
 2. INSTALLATION SHALL INVOLVE NO TRENCHING.
 3. TREE PROTECTION FENCE SHALL REMAIN IN PLACE AND MAINTAINED BY REPAIR OR REPLACEMENT THROUGHOUT THE CONSTRUCTION PERIOD.

PLAN VIEW

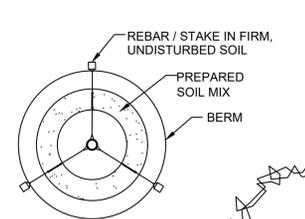


LOCATION

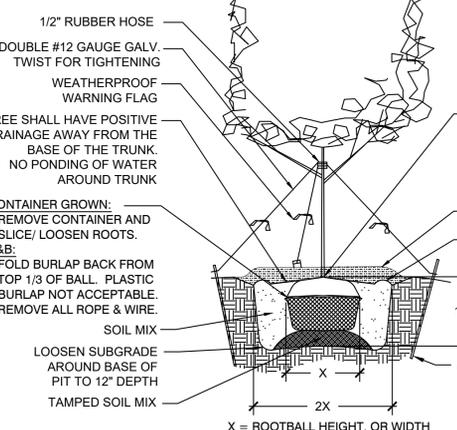


NOTE: TREE PROTECTION FENCE IS TO BE LOCATED AT THE LIMITS OF DISTURBANCE & SILT FENCE IS TO BE LOCATED WITHIN THE LIMITS OF DISTURBANCE PER THE ABOVE LOCATION DETAIL.

TREE PROTECTION FENCE DETAIL N.T.S.

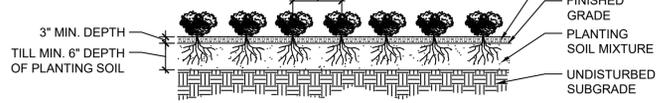


NOTE: PRUNE ALL DEAD WOOD, CROSSING AND BROKEN BRANCHES BACK TO LIVE WOOD. PRUNE UP TO 1/3 OF BRANCHES FROM TREE OR SHRUB HEAD FOR SHAPE AND AIR MOVEMENT.
 NOTE: CONTRACTOR TO PROVIDE TO PROVIDE ADEQUATE WATER FOR HEALTHY ESTABLISHMENT DURING FIRST GROWING SEASON. AFTER FIRST GROWING SEASON, WATER AS NEEDED TO MAINTAIN HEALTHY PLANT MATERIAL.



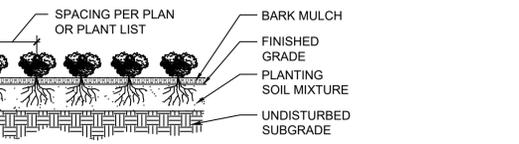
TYPICAL STANDARD TREE PLANTING / STAKING DETAIL N.T.S.

NOTE: PRUNE ALL DEAD WOOD, CROSSING AND BROKEN BRANCHES BACK TO LIVE WOOD. PRUNE UP TO 1/3 OF BRANCHES FROM TREE OR SHRUB HEAD FOR SHAPE AND AIR MOVEMENT.
 NOTE: PLANTING SOIL MIX IS NOT TO COVER THE ROOTMASS OF B&B OR CONTAINER MATERIAL. CONTAINER SOIL MIX SHALL BE IN DIRECT CONTACT WITH MULCH.



TYPICAL GROUNDCOVER OR SHRUB BED DETAIL N.T.S.

NOTE: CONTRACTOR TO PROVIDE TO PROVIDE ADEQUATE WATER FOR HEALTHY ESTABLISHMENT DURING FIRST GROWING SEASON. AFTER FIRST GROWING SEASON, WATER AS NEEDED TO MAINTAIN HEALTHY PLANT MATERIAL.



TYPICAL SOFT BED EDGE / TRENCH EDGE DETAIL N.T.S.

NOTE: TRENCH EDGE TO BE LOCATED BETWEEN PLANTING BEDS, AROUND ALL TREE MULCH RINGS, AND ALL LAWN AREAS.

PLANT SCHEDULE

CANOPY TREE PLANTING SCHEDULE

Common Name	Botanical Name	# of Trees	Min. Cal.	TYPE	Comment
Black Gum	Nyssa sylvatica	12	2"	B&B	(8' ht. Min.) Straight leader, no split leaders acceptable, free of disease and insects.
TOTAL TREES		12			

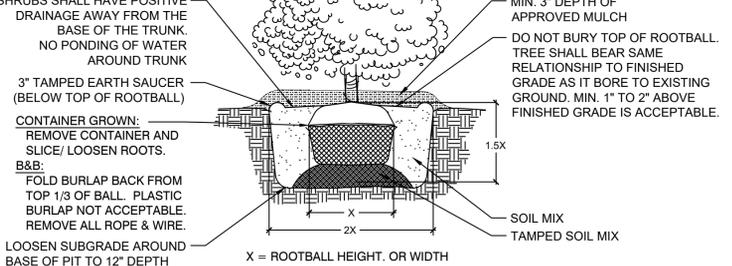
SHRUB PLANTING SCHEDULE

Common Name	Botanical Name	# of Trees	Min. Size	TYPE	Comment
Angel's Blush Abelia	Abelia x grandiflora 'ABL-PII' PPAF	10	3 gal.	CONT.	Full, even crown; free of disease and insects.
Adagio Maiden Grass	Miscanthus sinensis 'Adagio'	14	3 gal.	CONT.	Full, even crown; free of disease and insects.
Loropetalum	Loropetalum chinense	106	3 gal.	CONT.	Full, even crown; free of disease and insects.
TOTAL SHRUBS		130			

SOD & MULCH

Common Name	Botanical Name	TYPE	Comment
Tiffway 419 Bermuda Sod	Cynodon dactylon 'Tiffway 419'	sod	Free of weeds, disease, and insects.
Brown Hardwood Mulch	Brown Hardwood Mulch		Min. 3" depth, landscape beds in 20' Landscape Buffer along property road frontage

NOTE: PRUNE ALL DEAD WOOD, CROSSING AND BROKEN BRANCHES BACK TO LIVE WOOD. PRUNE UP TO 1/3 OF BRANCHES FROM TREE OR SHRUB HEAD FOR SHAPE AND AIR MOVEMENT.
 SHRUBS SHALL HAVE POSITIVE DRAINAGE AWAY FROM THE BASE OF THE TRUNK. NO PONDING OF WATER AROUND TRUNK.

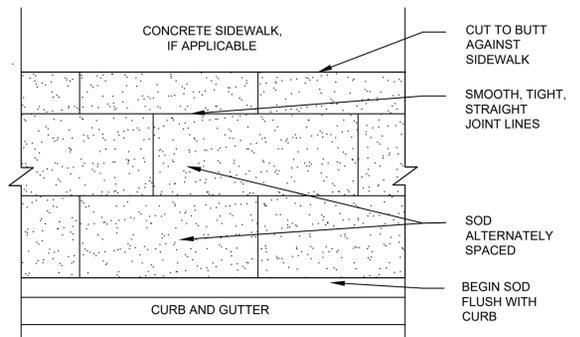


TYPICAL SHRUB PLANTING DETAIL N.T.S.

NOTE: CONTRACTOR TO PROVIDE TO PROVIDE ADEQUATE WATER FOR HEALTHY ESTABLISHMENT DURING FIRST GROWING SEASON. AFTER FIRST GROWING SEASON, WATER AS NEEDED TO MAINTAIN HEALTHY PLANT MATERIAL.
 DO NOT BURY TOP OF ROOTBALL. TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO EXISTING GROUND. MIN. 1" TO 2" ABOVE FINISHED GRADE IS ACCEPTABLE.

GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES WITHIN THE EXTENTS OF THE PROJECT SITE, IN AND AROUND THE LOCATIONS OF ANY PROPOSED PLANT MATERIAL. THE UTILITIES SHOWN ARE FOR THE CONTRACTORS CONVENIENCE ONLY AND THE CONTRACTOR SHOULD VERIFY THE LOCATION OF ALL UTILITIES. THERE MAY BE OTHER UTILITIES THAN THOSE SHOWN ON THESE PLANS. THE OWNER & DESIGNER ASSUME NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. DAMAGES MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
- ALL PROPOSED TREES SHALL BE FREE FROM INJURY, PESTS, DISEASE, NUTRITIONAL DISORDERS OR ROOT DEFECTS & SHALL CONFORM TO STANDARDS AS SET FORTH IN THE INTERNATIONAL SOCIETY OF ARBORICULTURE PUBLICATION ANSI Z60.1-CURRENT EDITION 'American Standards for Nursery Stock'
- ALL OTHER PROPOSED PLANT MATERIAL SHALL BE FREE FROM INJURY, PESTS, DISEASE, NUTRITIONAL DISORDERS OR ROOT DEFECTS.
- FIELD ADJUST PLANT MATERIAL AS NEEDED PER EXISTING & PROPOSED UTILITIES. ADJUSTMENTS OF MORE THAN 3 FT REQUIRE OWNER'S APPROVAL.
- THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL TOPSOIL NECESSARY FOR HEALTHY GROWTH OF PLANT MATERIAL AND SEED. SEE PLANTING SOIL MIX.
- PLANTING SOIL MIX IS TO BE COMPRISED OF THE FOLLOWING:
 - 1/3 NATIVE SOIL (CLAY, NO CLOUDS OVER 1" IN DIAMETER)
 - 1/3 TOPSOIL (DARK, ORGANIC, SANDY CLAY LOAM)
 - 1/3 COMPOSTED HARD WOOD MULCH OR PEAT MOSS
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT THE SOILS WITHIN THE HOLES DUG FOR ALL PLANT MATERIAL ADEQUATELY DRAIN WATER PRIOR TO THE ADDITION OF ANY SOIL AMENDMENTS OR INSTALLATION OF PLANT MATERIAL.
- NO HOLE DUG IS TO BE LEFT OPEN OR UNATTENDED OVERNIGHT.
- FOR B&B PLANT MATERIAL, REMOVE BURLAP, STRAPPING, AND WIRE BASKET FROM THE TOP 1/3 OF THE ROOT BALL.
- ALL PAPER, PLASTIC, OR METAL SHOULD BE REMOVED FROM ALL PLANT MATERIAL. SEE NOTE #9 FOR B&B PLANTS.
- WATER ALL PLANT MATERIAL IMMEDIATELY AFTER INSTALLATION.
- INSTALL ALL PLANT MATERIAL PER THE DETAILS PROVIDED.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER THE CITY OF BOGART ORDINANCES AND DEVELOPMENT REGULATIONS.
- ALL PROPOSED PLANTING AREAS TO BE MULCHED WITH A 3" MINIMUM LAYER OF LONG NEEDLE PINE STRAW MULCH. MULCH ALL BASES OF FREE STANDING TREES WITH A 4' DIAMETER AREA.
- UNLESS OTHERWISE IDENTIFIED ON PLANS OR ON TYPICAL LANDSCAPE DRAWINGS, SOD OR SEED ALL MOWABLE DISTURBED AREAS INCLUDING BUT NOT LIMITED TO, AROUND BUILDINGS, FRONTAGE, PARKING & SHOULDER AREAS, WITH BERMUDA 419.
- HYDROSEED ALL NON-MOWABLE AREAS, INCLUDING BUT NOT LIMITED TO 2:1 SLOPES, & DETENTION PONDS, PER THE EROSION CONTROL DRAWINGS, SEE CIVIL DRAWINGS FOR EROSION CONTROL SEEDING AND GRASSING.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY CONSTRUCTION SITE. REMOVING ANY TRASH OR DEBRIS FROM THE SITE AND ROADWAYS AS NEEDED TO MAINTAIN CLEAR TRAVEL AREAS BY AUTHORIZED VEHICLES AND PEOPLE.
- FOR SITE GRADING, LAYOUT & EROSION CONTROL, PLEASE SEE CIVIL DRAWINGS. (GRADING SHOWN IS FOR REFERENCE ONLY)
- CONTACT THE CITY OF BOGART FOR INSPECTIONS PRIOR TO AND AFTER LANDSCAPE INSTALLATION.
- CONTACT THE CITY OF BOGART FOR APPROVAL OF PLANT SELECTIONS FOR THE SINGLE FAMILY LOTS.
- LANDSCAPE CONTRACTOR TO VERIFY QUANTITIES OF PLANTS AND PLANT MATERIAL ON PLANS. THE PLANTING SCHEDULE IS FOR REFERENCE ONLY.
- THE MAINTENANCE OF ALL LANDSCAPED BUFFERS SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.
- PER THE CITY OF BOGART CODE, DEAD OR DYING TREES OR SHRUBS SHALL BE REPLACED AS SOON AS PRACTICABLE. FAILURE TO MAINTAIN AND/OR REPLACE TREES OR SHRUBS AFTER NOTICE SHALL BE DEEMED A VIOLATION OF THE BOGART ZONING ORDINANCE.



NOTE: SOD SHALL NOT HAVE GAPS OF GREATER THAN 1/4" AT JOINTS. SOD SHALL BE SMOOTHLY CUT TO FIT AROUND ALL EXISTING STRUCTURES.

TYPICAL SOD PLACEMENT DETAIL N.T.S.



Know what's below. Call before you dig.

Silver Pines Land Design

REGISTERED LANDSCAPE ARCHITECT
 No. LA001744
 ADAM EUGENE KIRK

kirk.spd22@gmail.com | 470-971-9426

PERMIT LANDSCAPE DETAILS & GENERAL NOTES

LOCATION: BOGART, GA
 PREPARED FOR: RAC PROPERTIES
 PROJECT #: 00043.0000
 DATE: 05-14-2024 SCALE: N.T.S.
 DRAWN BY: AD | CHECKED BY: AK

SHEET PL3.0