

Course	Bearing	Distance
L1	N 29°50'15" W	67.29'
L2	S 59°04'11" W	15.00'
L3	S 44°15'28" E	94.84'
L4	S 48°31'09" W	69.57'

GENERAL NOTES

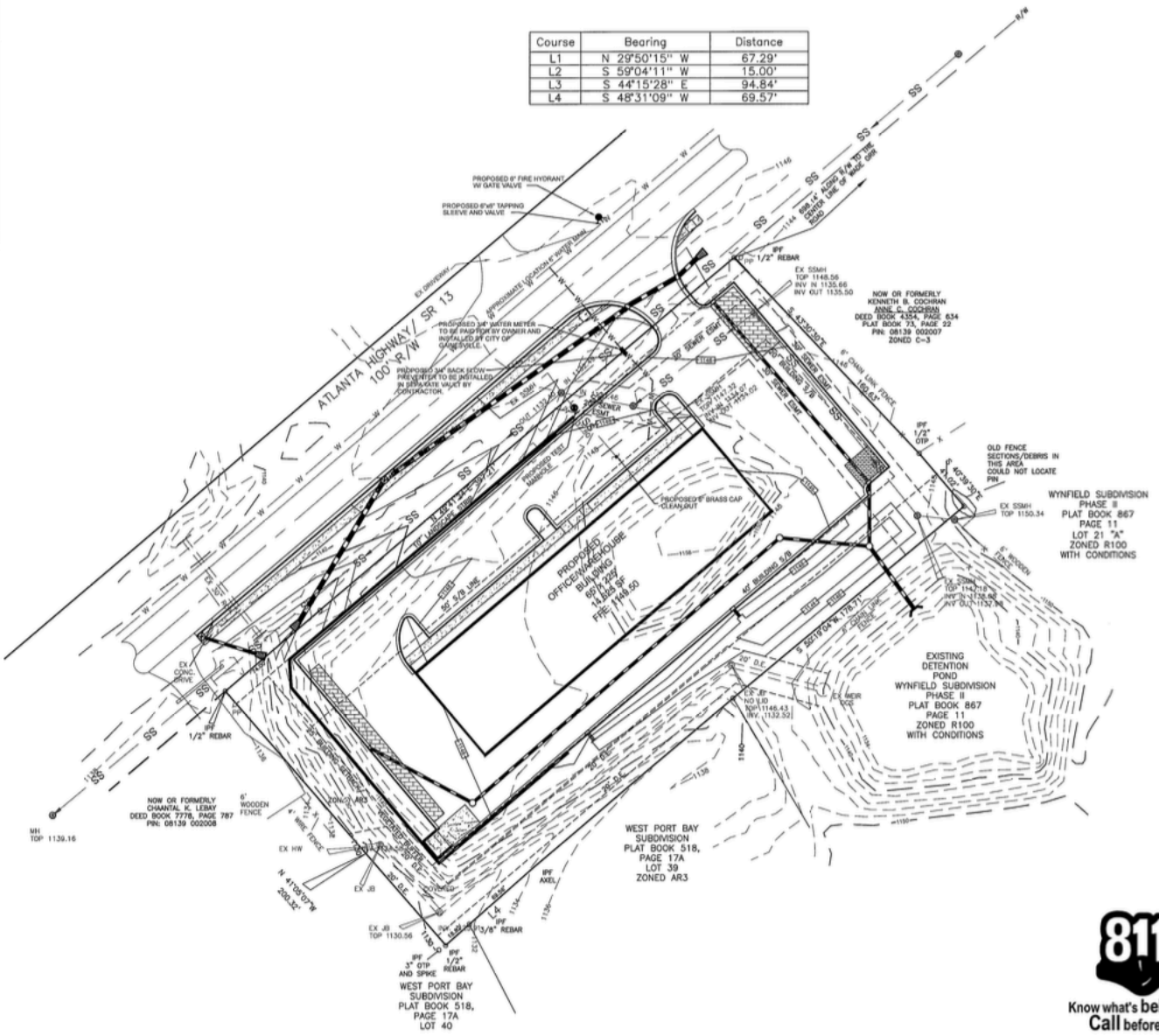
- SEWER SERVICE PROVIDED BY CITY OF BUFORD
- WATER SERVICE PROVIDED BY CITY OF GAINESVILLE

SANITARY SEWER NOTE

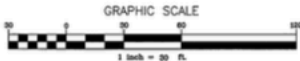
- ALL PROPOSED SANITARY SEWERS ON COMMERCIAL OR INDUSTRIAL PROPERTIES MUST BE DUCTILE IRON PIPE, PVC IS NOT ALLOWED.
- PROJECTED PEAK AND AVERAGE UTILITY USAGE: 25 GAL/WORKER AVERAGE OFFICES; 3 BEDRM 1.25 BATH 1200 SF AVERAGE HOUSEHOLD; 25 GPD/1000 SF X 8.875 SF = 242 GPD PEAK; 357 X 2.5 = 818 GPD.
- ANY UTILITY IMPROVEMENTS (WATER, SANITARY SEWER, NATURAL GAS AND/OR STORM DRAINAGE) TO BE DEDICATED TO THE CITY AND BECOME CITY RESPONSIBILITY. UTILITIES 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 BEGINNING OF INSTALLATION. 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 BEGINNING OF INSTALLATION.
- ALL SANITARY SEWER SYSTEMS ARE DESIGNED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY'S DEVELOPMENT REGULATIONS AND WATER AND SEWER STANDARD SPECIFICATIONS.
- BUILDINGS ARE TO REMAIN UNDER SINGLE OWNERSHIP.

CITY OF GAINESVILLE NOTES:

- THE GAINESVILLE DEPARTMENT OF WATER RESOURCES SHALL BE NOTIFIED 24 HOURS PRIOR TO ANY WATER OR SEWER LINE CONSTRUCTION OR REPAIRS. ONLY CONTRACTORS APPROVED BY GAINESVILLE WATER RESOURCES DEPARTMENT WILL BE ALLOWED TO PERFORM CONSTRUCTION OR REPAIRS CONNECTED TO SANITARY SEWER MAINS. CALL ENGINEERING INSPECTOR/VALE AT (770) 535-2407 PRIOR TO BEGINNING CONSTRUCTION OR TO BECOME AN APPROVED CONTRACTOR.
- ALL WATER MAIN AND SANITARY SEWER MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF GAINESVILLE "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER MAINS AND SANITARY SEWERS", LATEST EDITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A "MARKED-UP" SET OF DESIGN DRAWINGS SHOWING ALL "AS-BUILT" CONDITIONS. THESE "RECORD DRAWINGS" SHALL BE MADE AVAILABLE TO THE OCCUPYER AND/OR THE CITY INSPECTOR UPON REQUEST. THE MARK-UPS SHALL BE AT THE SITE AT ALL TIMES AND SHALL BE UTILIZED TO DEVELOP FINAL RECORD DRAWINGS. FINAL ACCEPTANCE OF WATER AND/OR SEWER MAIN CONSTRUCTION WILL NOT BE GRANTED UNTIL AS-BUILT DRAWINGS HAVE BEEN RECEIVED BY UTILITIES ENGINEERING AND PLANNING OFFICE.
- WATER METER TO BE PAID FOR BY OWNER OR CONTRACTOR AND INSTALLED BY CITY OF GAINESVILLE.
- DOUBLE CHECK VALVE BFP TO BE INSTALLED IN SEPARATE VAULT BY CONTRACTOR.
- ESTABLISHMENTS DETERMINED TO PRESENT A HIGH HAZARD BACKFLOW POTENTIAL, INCLUDING SWIMMING POOLS, MAY BE REQUIRED TO INSTALL AND MAINTAIN REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTERS IN ABOVE GROUND, NON-FREEZING ENCLOSURES.
- IN COMMERCIAL AND INDUSTRIAL AREAS, FIRE HYDRANTS SHALL BE PLACED SUCH THAT THE MAXIMUM HOSE LAY LENGTH (AS A TRUCK TRAVELER) SHALL BE NO GREATER THAN 300 FEET, UNLESS THE FIRE DEPARTMENT REQUIRED LONGER SPACING FOR SPECIFIC REASONS.
- NO TREES SHALL BE LOCATED WITHIN PERPETUAL WATER OR SEWER EASEMENTS OR ABOVE FIRE PROTECTION WATER MAINS IN ORDER TO PREVENT FIREHOLE ROOT DAMAGE. THE CITY'S TREE PROTECTION ORDINANCE SHALL BE CONSIDERED AND ADDRESSED BY THE PROJECT OWNERS, DESIGNERS AND CONTRACTORS AS IS APPLICABLE.



Know what's below.
Call before you dig.



NO.	DATE	REVISIONS



THIS DRAWING IS THE PROPERTY OF CIVIL DESIGN & LANDSCAPE ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CIVIL DESIGN & LANDSCAPE ARCHITECTURE.

Civilscapes, Inc.
CIVIL DESIGN & LANDSCAPE ARCHITECTURE
1715 SHADY GROVE DRIVE, SUITE 100, GAINESVILLE, GEORGIA 30601
OFFICE: 954-513-5888

UTILITY PLAN FOR
BECKER COMMERCIAL TRACT
LAND LOT 139 / 8TH DISTRICT
CITY OF BUFORD / HALL COUNTY, GEORGIA

SHEET NUMBER
C5.0
SCALE 1" = 30'
DATE 08/06/24
PROJECT NO. 24-035