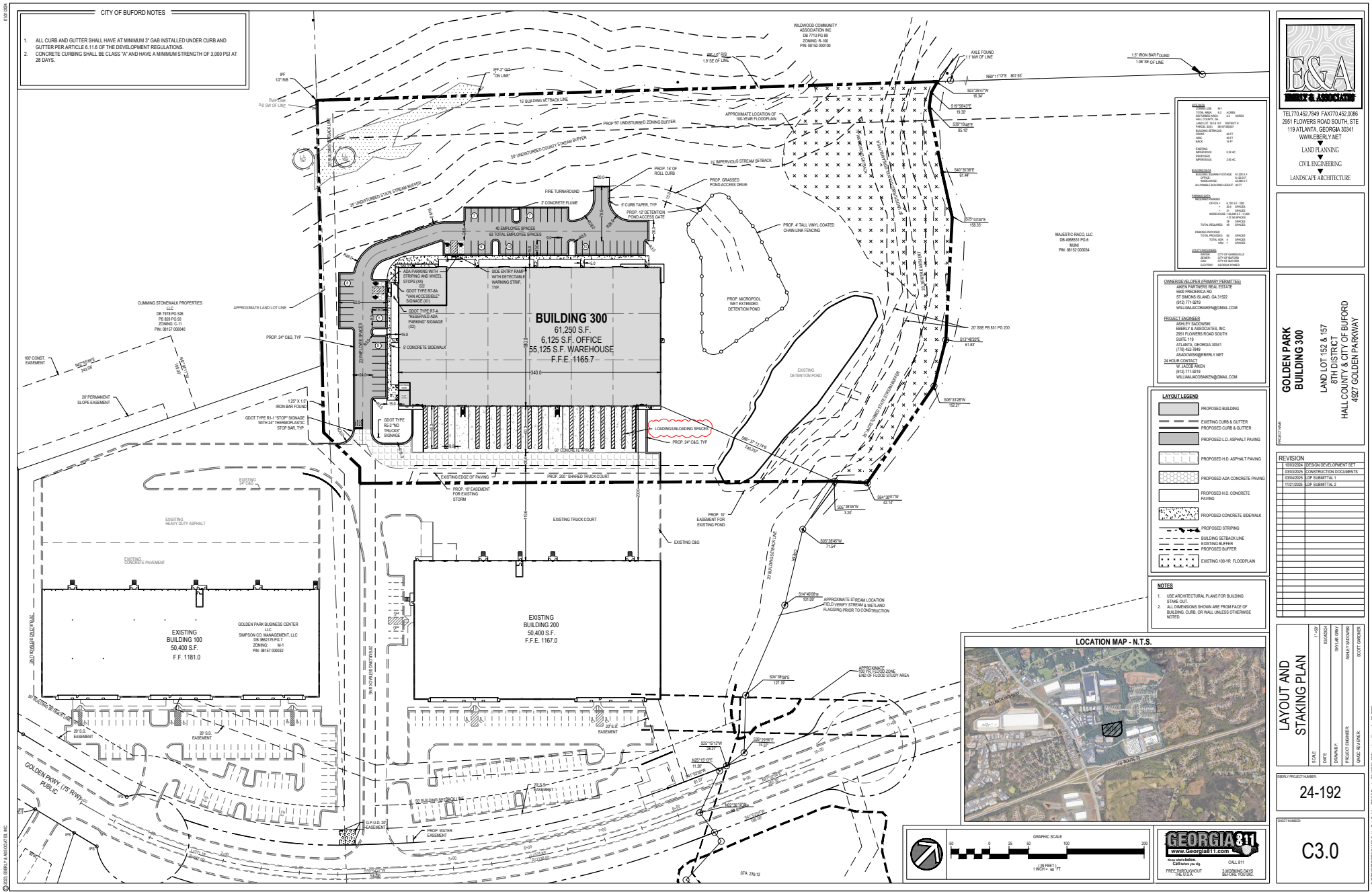
CITY OF BUFORD NOTES
1. ALL CURB AND GUTTER SHALL HAVE AT MINIMUM 3" GAB INSTALLED UNDER CURB AND GUTTER PER ARTICLE 6.11.6 OF THE DEVELOPMENT REGULATIONS.
2. CONCRETE CURBING SHALL BE CLASS "A" AND HAVE A MINIMUM STRENGTH OF 3,000 PSI AT 28 DAYS.
BUILDING 300
61,250 S.F.
6,125 S.F. OFFICE
55,125 S.F. WAREHOUSE
F.F.E. 1165.7
EXISTING BUILDING 100
50,400 S.F.
F.F. 1181.0
EXISTING BUILDING 200
50,400 S.F.
F.F.E. 1167.0
WILDWOOD COMMUNITY ASSOCIATION INC
DB 7713 PG 89
ZONING: R-100
PIN: 08152 000100
MAJESTIC-RACO, LLC
DB 49585/31 PG 6
MUNI
PIN: 08152 000034
CUMMING STONEWALK PROPERTIES LLC
DB 7978 PG 526
PB 809 PG 52
ZONING: C-11
PIN: 08157 000040
GOLDEN PARK BUSINESS CENTER LLC
SIMPSON CO. MANAGEMENT, LLC
DB 38521/75 PG 7
ZONING: M-1
PIN: 08157 000032
PROP. 15' OF ROLL CURB
PROP. GRASSED POND ACCESS DRIVE
PROP. 12' DETENTION POND ACCESS GATE
PROP. 4' TALL VINYL COATED CHAIN LINK FENCING
PROP. MICROPOOL WET EXTENDED DETENTION POND
EXISTING DETENTION POND
FIRE TURNAROUND
2' CONCRETE FLUME
5' CURB TAPER, TYP.
40 EMPLOYEE SPACES
63 TOTAL EMPLOYEE SPACES
ADA PARKING WITH STRIPING AND WHEEL STOPS (4A)
GDOT TYPE R7-8A "VAN ACCESSIBLE" SIGNAGE (4X)
GDOT TYPE R7-8 "RESERVED ADA PARKING" SIGNAGE (4X)
9' CONCRETE SIDEWALK
SIDE ENTRY RAMP WITH DETECTABLE WARNING STRIP, TYP.
GDOT TYPE R1-1 "STOP" SIGNAGE WITH 24" THERMOPLASTIC STOP BAR, TYP.
GDOT TYPE R5-2 "NO TRUCKS" SIGNAGE
LOADING/UNLOADING SPACES
PROP. 24' C&G, TYP
PROP. 200' SHARED TRUCK COURT
EXISTING TRUCK COURT
EXISTING EDGE OF PAVING
PROP. 10' EASEMENT FOR EXISTING STORM
PROP. 10' EASEMENT FOR EXISTING POND
EXISTING C&G
62' CONCRETE APRON
APPROXIMATE LAND LOT LINE
PROP. 24' C&G, TYP.
100' CONST. EASEMENT
20' PERMANENT SLOPE EASEMENT
1.25" X 1.5" IRON BAR FOUND
EXISTING 24' C&G
EXISTING HEAVY DUTY ASPHALT
EXISTING CONCRETE PAVEMENT
EXISTING 24' C&G
20' S.S. EASEMENT
20' S.S. EASEMENT
20' S.S. EASEMENT
50' BUILDING SETBACK LINE
20' BUILDING SETBACK LINE
20' BUILDING SETBACK LINE
GOLDEN PKWY. (75' R/W) PUBLIC
G.P.U.D. 20' EASEMENT
PROP. WATER EASEMENT
APPROXIMATE STREAM LOCATION FIELD VERIFY STREAM & WETLAND FLAGGING PRIOR TO CONSTRUCTION
APPROXIMATE 100 YR. FLOOD ZONE END OF FLOOD STUDY AREA
APPROXIMATE LOCATION OF 100-YEAR FLOODPLAIN
PROP 50' UNDISTURBED ZONING BUFFER
50' UNDISTURBED COUNTY STREAM BUFFER
25' UNDISTURBED STATE STREAM BUFFER
75' IMPERVIOUS STREAM SETBACK
WILDWOOD COMMUNITY ASSOCIATION INC
DB 7713 PG 89
ZONING: R-100
PIN: 08152 000100
IPF 1/2" R/B
IPF 2" CRF "ON LINE"
R/B 1.0' SE OF LINE
R/B 1.0' SW OF LINE
1.5" IRON BAR FOUND 1.06' SE OF LINE
AXLE FOUND 1.1' NW OF LINE
N65° 1' 12"E 807.93'
S03° 29' 42"W 16.34'
S 19° 56' 43"E 19.30'
S 39° 19' 49"E 85.19'
S40° 35' 38"E 61.44'
S35° 03' 30"E 158.35'
S13° 48' 20"E 61.83'
S06° 33' 23"W 152.21'
S64° 38' 01"W 42.14'
S05° 29' 45"W 3.20'
S05° 28' 45"W 71.54'
S14° 46' 58"E 101.09'
S04° 38' 08"E 127.19'
S25° 15' 13"W 28.27'
S36° 29' 58"E 74.37'
N25° 15' 13"E 11.20'
N64° 44' 47"W 85.00'
N25° 15' 13"E 28.27'
N64° 36' 58"W 8.00'
S41° 44' 47"E 28.28'
S48° 44' 47"E