

STORMWATER MANAGEMENT STATEMENT:
 Section 9.8.1.c of the Loganville Development regulations state that "Storm water detention facilities shall be designed so that their peak release rates, when combined with those of all detention bypass areas in the same basin, produce peak flow rates and flow velocities at the site's boundary line no greater than those which occurred at the same location for pre-developed conditions." These plans prepared by Bullard Land Planning, Inc. dated July 9, 2015, for the above referenced project propose to reduce to total impervious area from the site by 346 S.F. by adding the planter islands shown at the front of the building addition and thereby will reduce the peak flow from the development. For specifics on the design of the existing underground detention facility and other stormwater design elements, please see the stormwater report submitted and approved with the original development.

Signature: *[Signature]*
 Robert F. Bullard PLA #885
 Date: 7-10-2017

UTILITY NOTES:
 1. The existing utilities shown are for convenience only. There may be other utilities not shown on these plans. The design professional who sealed these plans assumes no responsibility for the location and size of the existing utilities. The contractor is to verify the locations and sizes of all utilities within the limits of the work prior to construction. All damage to existing utilities shall be the sole responsibility of the contractor.
 2. The contractor shall verify existing utility line size and locations prior to any service line installation.

COVER SHEET/SITE/GRADING
ROSHAN ENTERPRISES, INC.

4TH DISTRICT, LAND LOT 155 PARCEL LG110176000
 4685 ATLANTA HWY
 CITY OF LOGANVILLE
 WALTON COUNTY, GEORGIA

OWNER
 ROSHAN ENTERPRISES INC.
 PO BOX 956965
 DULUTH, GA 30095
 PHONE 770-786-1100

DEVELOPER
 KAREEM ALI
 450 OLD PEACHTREE RD NW STE 105
 SUVALE, GA 30088
 PHONE 770-786-1100
 24 HOUR CONTACT: KAREEM ALI 770-786-1100
NOT FOR FINAL RECORDING

SITE INFORMATION

EXISTING ZONING: CH
 TOTAL AREA: 0.835 ACRES
 TOTAL AREA DISTURBED: 0.49 ACRES
 TOTAL BUILDING AREA: 8,036 SF (TOTAL)
 REQUIRED PARKING:
 -1/200 (RETAIL) + 1 FOR 1ST 5,000 S.F. =
 42 SPACES

PARKING PROVIDED: 47 SPACES
 HC SPACES REQUIRED: 2 SPACE
 HC SPACES PROVIDED: 2 SPACE

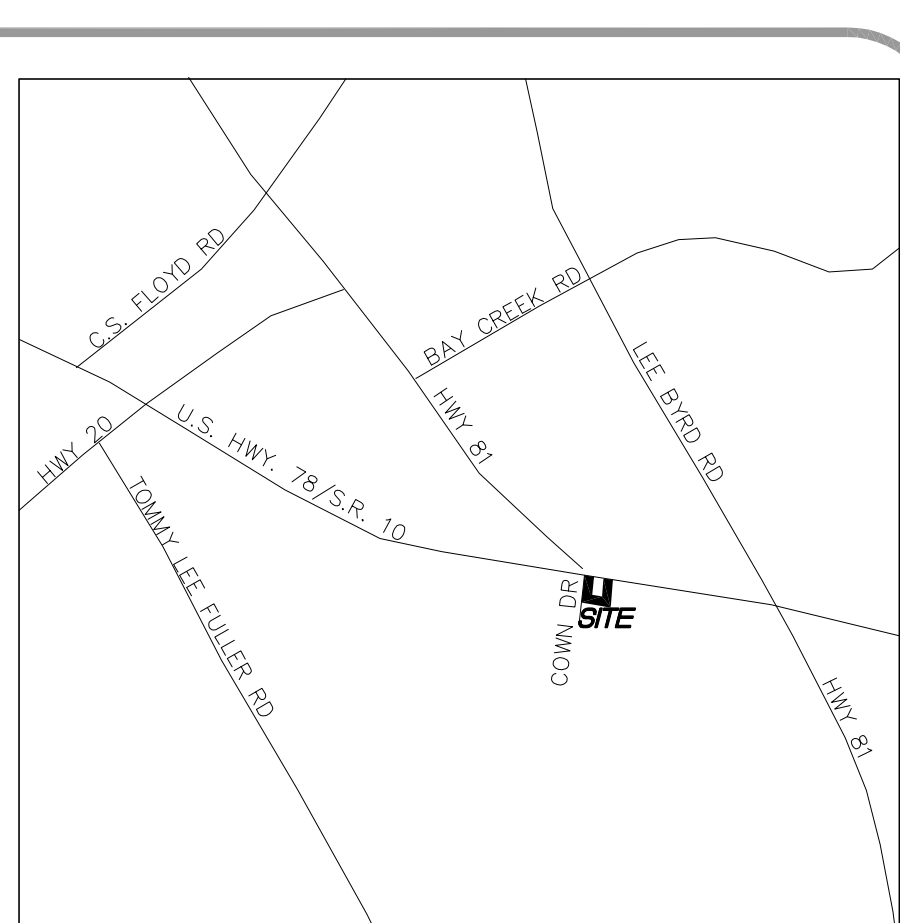
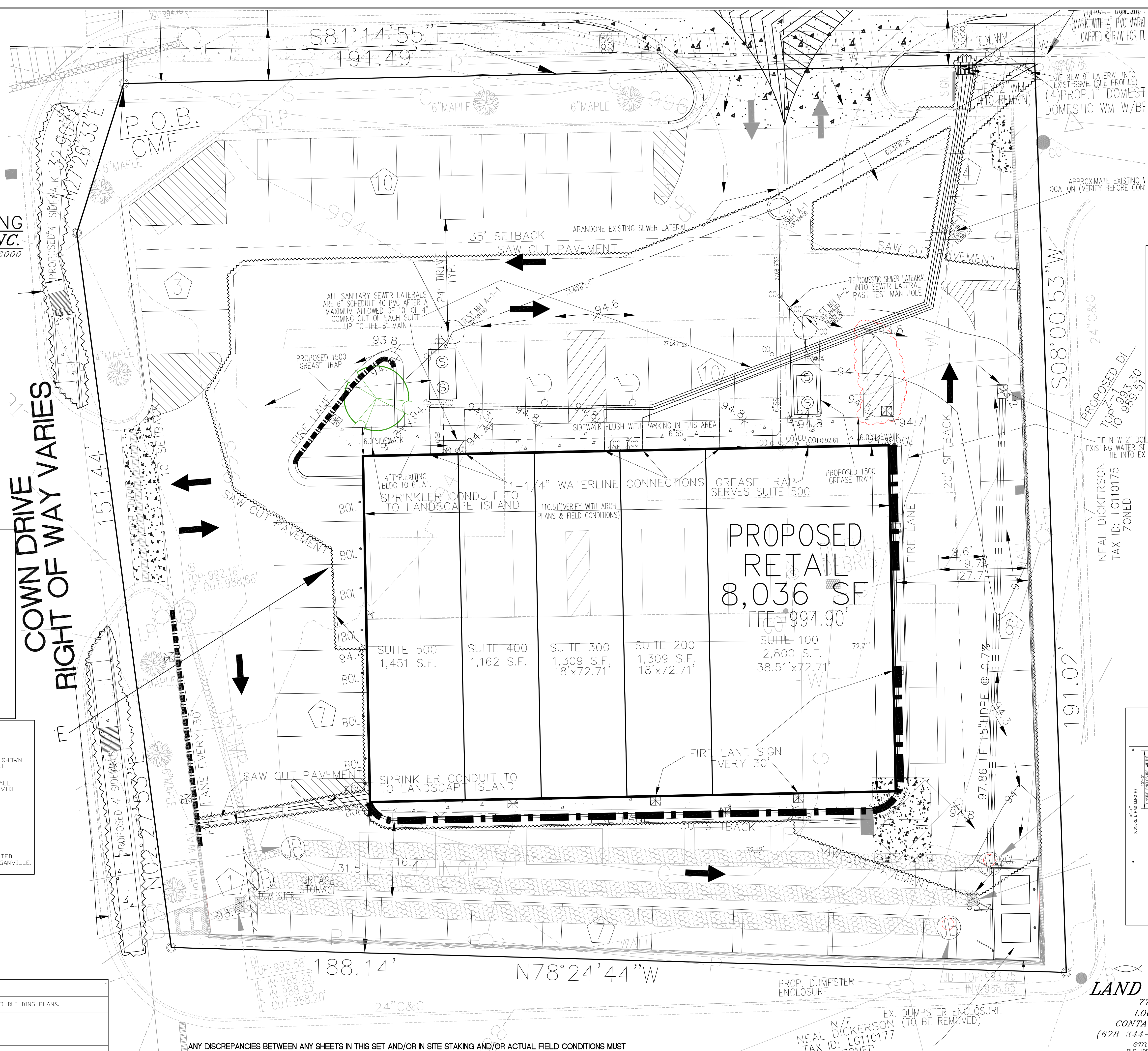
- STORMWATER, SEWER AND WATER NOTES:**
1. SANITARY SEWERS WILL BE PUT IN ACCORDING TO CITY OF LOGANVILLE STANDARDS.
 2. CITY OF LOGANVILLE REQUIRES ALL DEVELOPMENTS TO HAVE A BACKFLOW DEVICES INSTALLED ON ALL LATERALS AND MUST BE VISIBLE AT COMPLETION OF DEVELOPMENT FOR ACCESS.
 3. SEWER DEPARTMENT MUST BE NOTIFIED 24 HOURS IN ADVANCE FOR INSPECTIONS.
 4. ANY FIELD CHANGES MUST BE APPROVED BY INSPECTOR.
 5. CITY OF LOGANVILLE INSPECTOR MUST BE PRESENT WHEN CORING INTO EXISTING MANHOLE.
 6. AREAS WHERE FORCE MAIN CROSSES UNDER ROADS MUST BE DEICATED.
 7. ALL WATER LINES TO BE INSPECTED AND PRESSURE TESTED.
 8. ALLOW 24 HOURS NOTICE ON ALL INSPECTIONS. CONTACT: 770-466-1306
 9. 4" DP ON FDC.
 10. STAINLESS STEEL TAPPING SLEEVE WITH TAP VALVE AND TRACER WIRE.
 11. THROTT BLOCKING ON ALL LEADS.
 12. METER MUST BE 4 INCH DIGITAL READ FIRE SERVICE TURBINE E COOLER #9001 WITH ANTENNA.
 13. BACKFLOW PREVENTOR MUST BE COMMERCIAL TESTABLE GRADE.
 14. CITY OF LOGANVILLE MUST BE ON SITE FOR TAP AND INSPECT ALL THROTT BLOCKING.
 15. INSTALL CLEANOUTS AND BACKFLOW PREVENTORS ON ALL NEW SEWER LATERALS.
 16. ALL SEWER PIPE AND TAPS MUST BE LEFT OPEN IN ORDER FOR VISUAL INSPECTIONS BY THE SEWER DEPARTMENT.
 17. PLANNING AND DEVELOPMENT MUST BE NOTIFIED 24 HOURS IN ADVANCE FOR INSPECTIONS.
 18. CLEANOUTS IN PARKED AREAS MUST BE TRAFFIC RATED.
 19. GREASE TRAP SHALL BE BEDDED IN A MINIMUM OF 6 INCHES OF #57 STONE.
 20. PROPOSED RETAIL SPACE WILL BE LEASED TO AVAILABLE LESSEE, KITCHEN AND GREASE TRAP USE IS UNKNOWN AT THIS TIME.
 21. GREASE TRAP REQUIRES INSPECTION BY CITY OF LOGANVILLE TO ENSURE IT MEETS CITY CODE AND GREASE TRAP ORDINANCE. NOTIFY INSPECTOR AT TIME OF RELOCATION FOR INSPECTION.
 22. ALL STORM DRAIN PIPE MUST BE INSPECTED AND A 24 HOUR NOTICE IS REQUIRED.
 23. STORM DRAIN PIPE MUST BE BED WITH GRASS AND RUN BY ST STONE UP TO THE SPRING LINE OF THE PIPE.
 24. INFRASTRUCTURE MUST BE INSTALLED BY THE CITY'S STANDARDS.

- GENERAL NOTES**
1. ALL CONSTRUCTION TO CONFORM TO CITY OF LOGANVILLE / WALTON COUNTY SPECIFICATIONS AND STANDARDS.
 2. THIS SITE DOES NOT HAVE ANY DESIGNATED WETLAND AREAS.
 3. NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
 4. THIS PROPERTY IS NOT IN A FEDERALLY DESIGNATED FLOODPLAIN AS SHOWN ON FIRM PANEL NUMBER 13297 C 0085 D DATED MAY 18, 2009 FOR CITY OF LOGANVILLE, GEORGIA.
 5. BOUNDARY SURVEY BY BULLARD LAND PLANNING DATED 04-29-15.
 6. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 7. SEDIMENT AND EROSION CONTROL ON INDIVIDUAL LOTS WILL BE THE RESPONSIBILITY OF OWNER AND/OR DEVELOPER.
 8. CURRENT ZONING CH.
 9. TOPOGRAPHY BY SURVEY CONCEPTS.
 10. SITE IS CURRENTLY COMMERCIAL/RETAIL.
 11. INSTALL SILT FENCE AT THE TOE OF ALL SLOPES.
 12. ALL DRAINAGE STRUCTURE OUTLETS TO BE EROSION PROOFED.
 13. ALL MEASUREMENTS ARE TO BACK OF CURB UNLESS OTHERWISE INDICATED.
 14. WATER AND SANITARY SEWER SERVICE PROVIDED BY THE CITY OF LOGANVILLE.

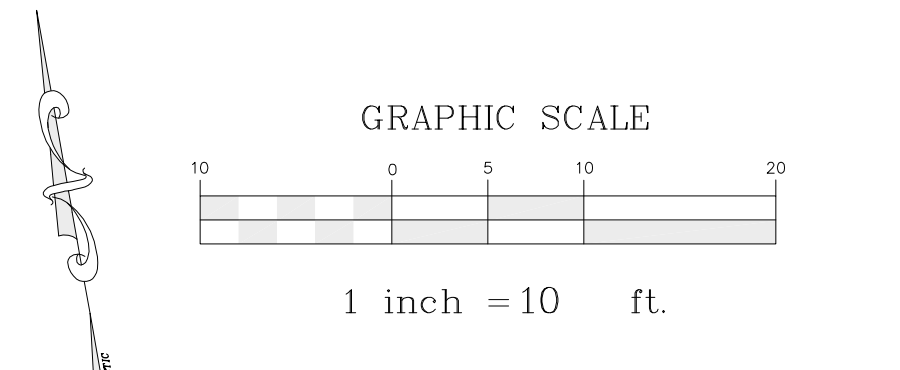
SHEET:	NO.
COVER/SITE/GRADING	1
EX. CONDITIONS/DEMO	2
UTILITY/PROFILES	3
ES&PC	4-6
ES&PC NOTES	7-8
TREE REPLACEMENT & SITE DETAILS	9
GEORGIA DOT	10

No.	DATE	REVISIONS TO PLAT
4	7-21-17	REVISED OUTER BUILDING DIMENSIONS PER REVISED BUILDING PLANS.
5	6-11-18	ADDED GREASE TRAP TO SUITE 100
6	9-20-18	REVISED DUMPSTER AREA
7	10-16-18	STRIPED LANDSCAPE FRONT LEFT ISLAND

COWN DRIVE RIGHT OF WAY VARIES



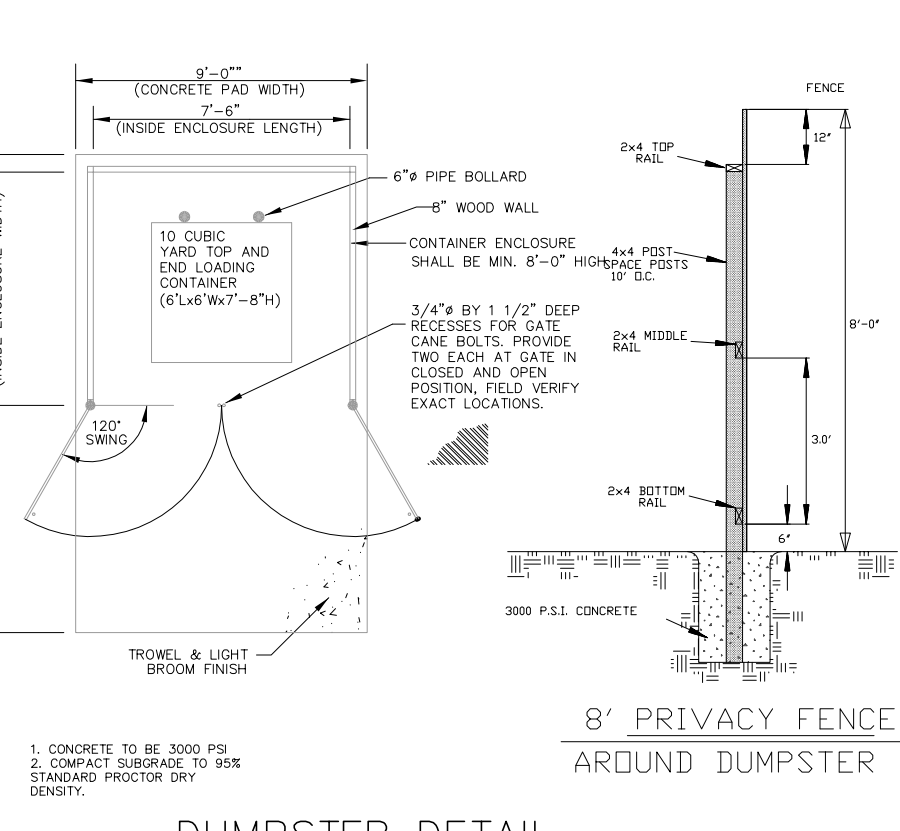
WETLAND CERTIFICATION:
 THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET [] DOES/ DOES NOT (CIRCLE THE APPROPRIATE BOX) INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL 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 APPROPRIATED FEDERAL WETLANDS ALTERNATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.



ALL REQUIREMENTS OF THE CITY OF LOGANVILLE DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A SUBDIVISION DEVELOPMENT PERMIT APPLICATION HAVING BEEN FULLY FILED, AND SAID APPLICATION BEING SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY ALL AFFECTED CITY DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS, APPROVAL IS HEREBY GRANTED, ON THIS PRELIMINARY PLAT AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS SUBDIVISION, SUBJECT TO ALL FURTHER PROVISIONS OF SAID DEVELOPMENT AND OTHER EXISTING CITY REGULATIONS.

DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT DATE

NEAL DICKERSON
 TAX ID: LG110175
 ZONED



ANY DISCREPANCIES BETWEEN ANY SHEETS IN THIS SET AND/OR IN SITE STAKING AND/OR ACTUAL FIELD CONDITIONS MUST BE IMMEDIATELY REFERRED TO BULLARD LAND PLANNING, BY THE CONTRACTOR, BEFORE PROCEEDING WITH ANY WORK

DESIGNER:
BULLARD
LAND PLANNING, INC
 7764-A HAMPTON PLACE
 LOGANVILLE, GEORGIA 30052
 CONTACT PERSON: BOBBY BULLARD
 (678 344-1293 ~ (770) 978-8857 FAX
 email: blpbobby@bellsouth.net
 -BLP JOB# 15-1786 - ORIGINAL SUBMITTAL DATE: 7-09-15

